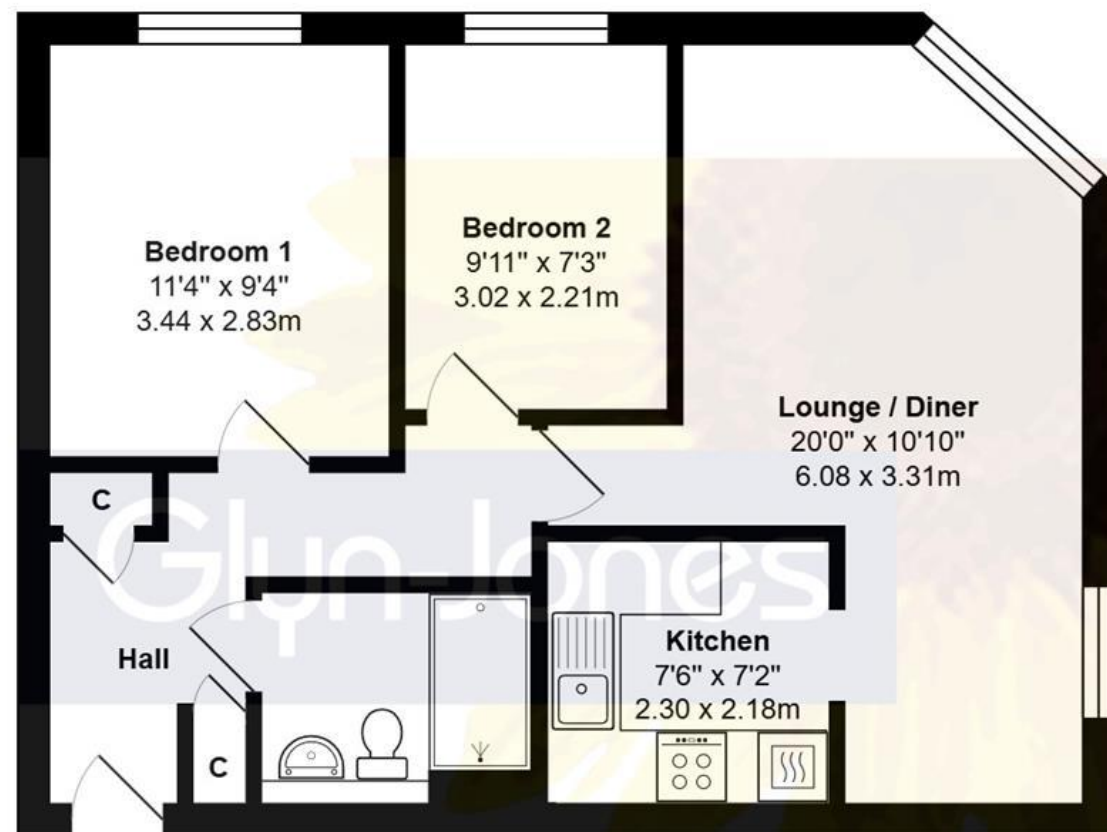




First Floor

Total Area: 580 ft² ... 53.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by 1st Image 2026

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 St Catherines Court, Irvine Road, Littlehampton BN17 5HP £110,000 – Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this well presented first floor age restricted apartment.

The accommodation is approached via an L-shaped entrance hall, which benefits from two built in storage cupboards. From here, the property provides access to two bedrooms, a spacious lounge with ample space for a dining table, and a fitted kitchen equipped with an oven and electric hob. There is also a modern shower room, while the property benefits from electric heating throughout.

Residents have access to a range of communal facilities, including a residents' lounge and laundry room. The development is further complemented by well maintained communal gardens, providing pleasant outdoor spaces for residents to enjoy. Residents' permit parking is also available. Offered for sale with **no forward chain**, this apartment provides an excellent opportunity for those looking for a low-maintenance home within an age-restricted development, with the benefit of well-kept communal areas and convenient shared facilities.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 St Catherines Court, Irvine Road, Littlehampton BN17 5HP
£110,000 – Leasehold



Tenure: Leasehold – We are advised that there are approximately 58 years remaining on the lease (99 years from 01/01/1986). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £326.00 per calendar month (2026-2027) including water rates

AGENTS NOTE: We have been informed the scheme benefits from a perpetual lease that can be extended free of charge (except for legal fees).

St Catherine's Court is ideally situated in the popular seaside town of Littlehampton, offering a convenient position within easy reach of the town centre. Residents can enjoy a wide range of local amenities, including supermarkets, cafés, restaurants, and independent shops, as well as excellent transport links via Littlehampton railway station, providing direct services to London, Brighton, and surrounding coastal towns.

The picturesque seafront, award-winning beaches, and riverside walks along the River Arun are all within easy reach, offering plenty of opportunities for leisure and recreation. The town also benefits from a leisure centre, golf club, and a variety of community groups and activities, making it an ideal location for those seeking an active yet relaxed coastal lifestyle.

