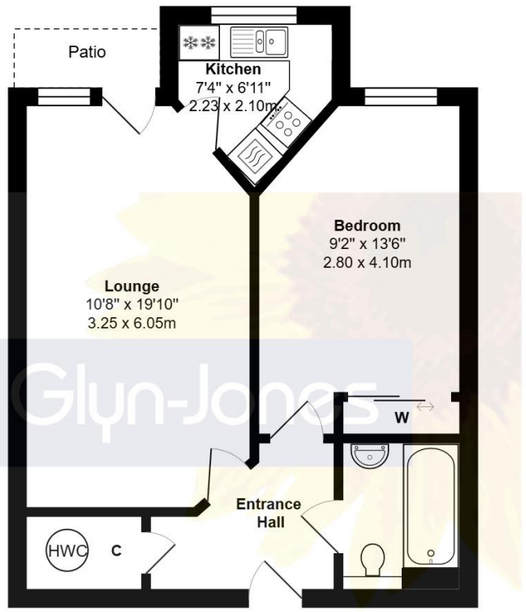


Ground Floor

Total Area: 560 ft² ... 52.0 m² (Excludes Patio)

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

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

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£110,000 Leasehold

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Situated within a popular retirement development, this delightful ‘chain free’ ground-floor apartment occupies a convenient position around the midpoint of the complex, offering a peaceful and tranquil setting.

Presented in excellent condition throughout, the property offers comfortable, low-maintenance living and would make an ideal choice for those looking to downsize. The accommodation comprises a well-proportioned bedroom, a well-maintained bathroom and useful built-in wardrobes providing excellent storage.

Further benefits include double glazing and replacement electric heating, ensuring a comfortable living environment throughout the year.

Residents can also enjoy a range of excellent communal facilities, including beautifully maintained communal gardens, a laundry room and a residents’ lounge — providing the perfect setting to relax, socialise and meet fellow residents.

Offering a peaceful position within a friendly and established retirement community, this charming apartment provides an appealing combination of comfort, convenience and tranquillity.

Arrange your viewing today and discover all that this lovely retirement home has to offer.

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Littlehampton Office
01903 739000
www.glyn-jones.com

14 Francis Court, Littlehampton BN17 5PY
£110,000 Leasehold







Tenure: Leasehold – We are advised that there are approximately 105 years remaining on the lease (125 years from 1 May 2007years). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £2725.00

Ground Rent: £425.00

Energy Efficient Rating: C | Council Tax Band: B

Francis Court is a purpose-built, thoughtfully designed retirement development by McCarthy & Stone, perfectly suited for the over-60s seeking and offers a comprehensive range of communal facilities, which include: A communal Lounge, well maintained gardens, a laundry room, lift access ensuring ease of movement between floors for all residents, and guest facilities, parking & scooter charging (which is on-allocated). The development is also accessible throughout with the entire site being wheelchair friendly with easy access to communal areas, gardens and all principal facilities.

There is also a house Manager & Support: A part-time visiting House Manager is on hand during core hours to assist residents with queries, coordinate services, and help maintain the smooth running of the development. Further facilities include a careline alarm service, for added peace of mind, the property benefits from an emergency alarm system, ensuring help is always available when needed.







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