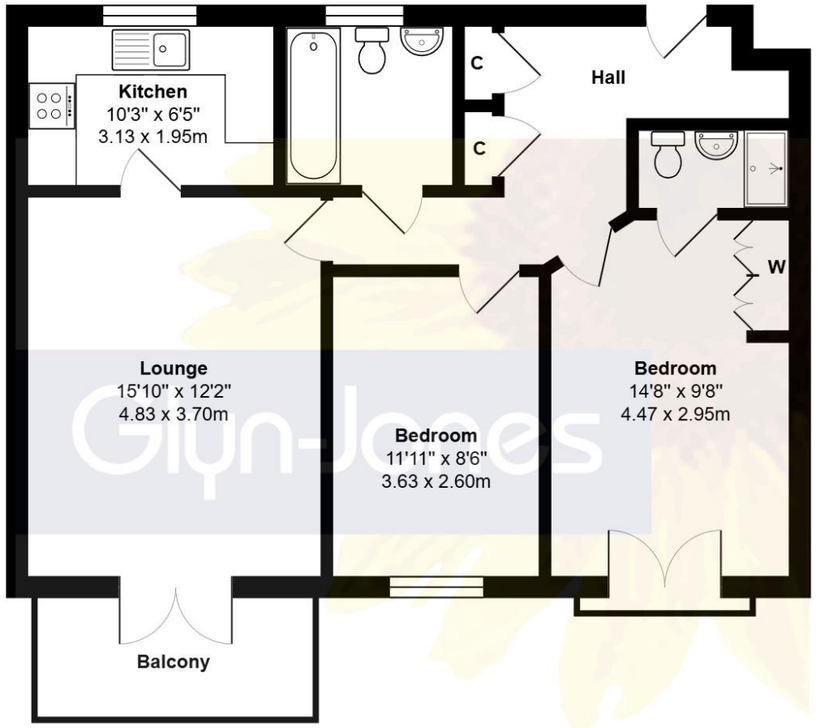


Total Area: 715 ft² ... 66.4 m² (Excluding Balconies)

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

We are advised that there are approximately 100 years remaining on the lease. You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £1266.31 half yearly (£2532.62 per annum)

Energy Efficient Rating: C | Council Tax Band: D

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. Glyn-Jones and Company may from

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

18 Fairlight Court, Pier Road, Littlehampton, West Sussex BN17 5DU

£300,000 Leasehold



Ground Floor Riverside Apartment | Situated Within The Sought-After Fairlight Court Gated Development Along The River Arun | Private Balcony With Stunning Views | NO FORWARD CHAIN | Gated Allocated Parking + Visitor Spaces | Welcoming Entrance Hall With Large Storage Cupboards | Generously Proportioned Living/Dining Room With Double Doors Opening Onto The Balcony | Separate Fitted Kitchen With Integrated Appliances | Two Well-Proportioned Double Bedrooms With River Views - Master With Juliette Balcony, Built-In Wardrobes + En-Suite Shower Room | Family Bathroom | Double Glazing | Entry Phone System | Ideally Positioned | Close To Amenities + Transport Links | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this highly appealing ground floor riverside apartment, situated within the sought-after Fairlight Court gated development along the River Arun. The apartment boasts a private balcony with stunning views across the river and towards West Beach and Littlehampton Yacht Club, along with practical features such as allocated parking and NO FORWARD CHAIN.

WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5

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18 Fairlight Court, Pier Road, Littlehampton BN17 5DU

£300,000







Fairlight Court is a luxury gated development occupying an enviable riverside position, backing directly onto the River Arun. The development is conveniently located just a few hundred metres from Littlehampton town centre, with its wide range of independent cafés, restaurants, shops, supermarkets and transport links. The seafront, river and marina are also within easy reach. The surrounding area offers excellent access to the wider Sussex coast and countryside, with Arundel, Worthing and Bognor Regis all within approximately 10 miles, providing further shopping, leisure and recreational facilities.

An excellent opportunity to acquire a spacious ground floor riverside apartment with a balcony and far-reaching views, offered for sale with no onward chain. Viewing highly advised.

We recommend you have this verified by your legal representative at your earliest convenience.

The accommodation comprises a welcoming entrance hall with large storage cupboards leading through to the generously proportioned living/dining room, with double doors opening directly onto the balcony, creating an excellent space for relaxing or entertaining whilst enjoying the riverside outlook. The separate fitted kitchen is well equipped with integrated appliances along with ample storage and counter-top space. There are two well-proportioned bedrooms, with the principal bedroom benefitting from a Juliette balcony, spacious built-in wardrobes and a modern en-suite shower room. Both bedrooms are double rooms offering views across the river. A family bathroom completes the internal accommodation.

Externally, the gated development offers allocated off road parking as well as visitor spaces for secure parking. Further benefits include double glazing throughout and an entry phone system for convenience. The apartment itself is ideally positioned on the ground floor close to the entrance of the building, making it a wonderful proposition for a range of buyers.







WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

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