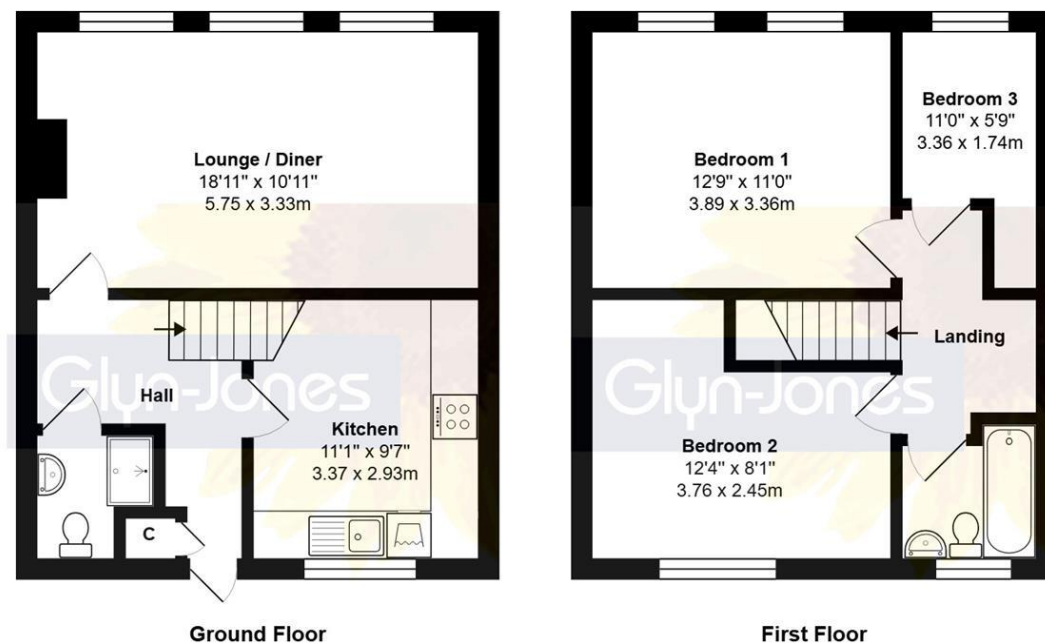


Glyn-Jones

8 Manor Parade, Church Street,
Littlehampton, West Sussex BN17 5AJ
£169,950 – Leasehold



Total Approx. Floor Area 853 ft² ... 79.3 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Property Information:

Tenure: Leasehold – We are advised that there are approximately 938 years remaining on the lease (999 years from 24/06/1964). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance: £1679.44 per annum

Ground Rent: £125.00 per annum

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

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.

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



Glyn-Jones and Company are delighted to offer for sale this spacious three bedroom Maisonette.

The accommodation is laid out in the style of a traditional house, providing a practical and comfortable living arrangement.

On the lower level, you'll find a generous living room, a well-equipped kitchen (appliances included in sale price), and a convenient shower room. The upper floor comprises three bedrooms and a family bathroom/W.C., making it an ideal home for families or those needing extra space.

The property is presented in good, clean decorative order throughout. It also benefits from gas central heating and double glazing.

Additionally, the maisonette comes with a long lease of approximately 938 years remaining and a private entrance.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

8 Manor Parade, Church Street, Littlehampton, West Sussex BN17 5AJ
£169,950 – Leasehold



This is a fantastic opportunity for first time buyers, investors or cash purchasers looking for a centrally located, well-maintained home with no forward chain.

Church Street is situated within Littlehampton town centre where all the local amenities including the shopping precinct and mainline railway station can be found. Littlehampton's beach front and River Arun can be located within a few hundred metres.

Further afield is the local leisure centre and Rustington village. There is also easy access to Worthing, Brighton and Portsmouth along the A259.

