

Total Approx.Floor Area 783 ft² ... 72.7 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



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.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



Glyn Jones and Company are delighted to offer for sale this beautifully modernised and exceptionally spacious first-floor maisonette, ideally situated within a highly sought-after residential road.

This bright and well-appointed home benefits from its own private entrance and provides versatile accommodation comprising: entrance hall, generous living room, contemporary fitted kitchen, and a modern refitted bathroom with shower over bath, along with three good-sized bedrooms.

Outside, the property enjoys a private south-facing rear garden, mainly laid to patio for ease of maintenance, featuring a summer house and covered dining area—perfect for entertaining. The garden can be conveniently accessed via a useful utility area/brick-built shed equipped with power.

There is also a communal green directly beyond the garden and a garage located within a nearby compound. Further features include gas-fired central heating and double glazing throughout.

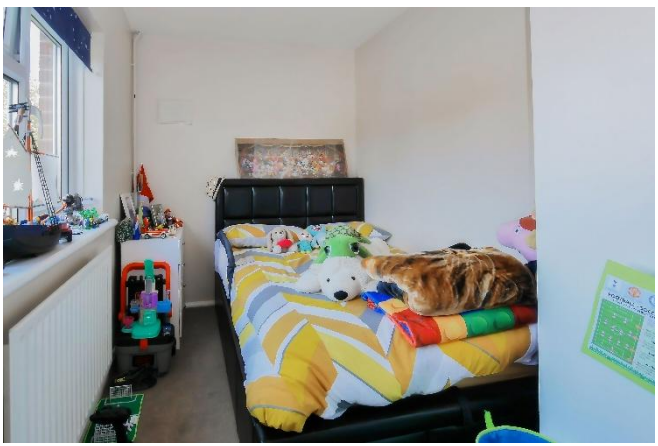
Presented in excellent decorative order, this property represents an ideal opportunity for first-time buyers or investors alike. Early viewing is strongly recommended to fully appreciate the quality and space on offer.

22, Manning Road, Littlehampton BN17 7HT
£215,000 Leasehold



Area Description:
Manning Road is conveniently located within half a mile of Littlehampton town centre, offering a variety of shops, cafés, and restaurants. Excellent transport links are available via the 700 Coastliner bus, with regular services to Chichester, Worthing, and Brighton from nearby Anchor Springs.

Littlehampton train station, situated in the town centre, provides further connections along the south coast and to London. The picturesque River Arun is also within easy reach, featuring pleasant riverside walks that lead directly to the seafront.



Tenure: Leasehold – We are advised that there are approximately years remaining on the lease (88 years from 05 Feb 1989). **You are advised to have this confirmed by your legal representative at your earliest opportunity**

Maintenance Fee: £180 per year

Ground Rent: £10 per year

Energy Efficient Rating: C | Council Tax Band: B

WITH
OVER...

500

COMPANY
REVIEWS

At an Average rating of
4.9/5

★★★★★

Glyn-Jones

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