



**1 York Gardens, York Road,
Littlehampton, BN17 6EY
£155,000 – Leasehold**



Glyn-Jones and Company are delighted to offer for sale purpose GROUND FLOOR apartment which in our opinion, is presented in good clean decorative throughout.

The accommodation comprises; an entrance hall with built-in cupboards, a south facing lounge with double opening doors, a modern fitted kitchen, one double bedroom and a re-fitted bathroom with shower. The property benefits from an extended lease, neutral décor and carpets, electric heating and double glazing.

Externally there is a GARAGE with an up & over door. Residents benefit from communal gardens and non allocated off road parking.

No forward chain.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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York Gardens is a purpose built development situated between Connaught Road and York Road. Littlehampton town centre can be found within quarter of a mile of the property boasting a range of shops and eateries as well as transport links to Brighton, Portsmouth and London via Littlehampton train station.



Tenure: Leasehold – We are advised that there are approximately 131 years remaining on the lease (189 years from 25/03/1969). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £1144.72 per annum

Buildings Insurance: £198.82 per annum

Ground Rent: N/a

Energy Efficient Rating: F

Council Tax Band: A