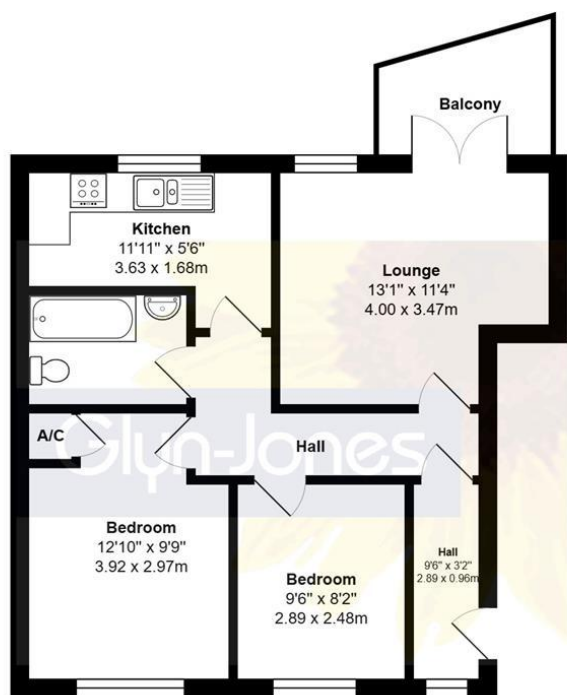


11 Marden House, Highfield,
Littlehampton, BN17 7EU
£170,000 – Leasehold



Total Area: 567 ft² ... 52.7 m² (Excluding Balcony)

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 Jtm 2024

Council Tax Band – A

Energy Efficiency Rating – C

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 time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

WITH OVER...



COMPANY
REVIEWS
NOW
RECEIVED

At an Average
rating of

4.9/5



Glyn-Jones

Glyn-Jones and Company are delighted to offer for sale this well presented purpose built second floor flat, ideally situated within a popular residential development.

The accommodation comprises an entrance hall leading into an L-shaped hallway, two good sized bedrooms, a bright and spacious lounge with access to a private balcony, a fitted kitchen, and a bathroom with shower. Further benefits include double glazing, electric heating, and an allocated off road parking space.

Residents also enjoy access to the award winning communal gardens, featuring a personal shed, washing lines, ample seating areas, attractive flower beds, and well maintained lawned areas.

Offered to the market with no forward chain.

WITH OVER...



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REVIEWS
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RECEIVED

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4.9/5



Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

11 Marden House, Highfield, Littlehampton, BN17 7EU
£170,000 – Leasehold



Tenure: Leasehold – We are advised that there are approximately 90 years remaining on the lease (125 years from 01/02/1992). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £569.87 (2025/2026) Ground Rent: £10 per annum

Marden House is located within an area known as Highfield, which is located within three quarters of a mile from Littlehampton town centre, boasting a range of shops and restaurants.

Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre.

The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



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