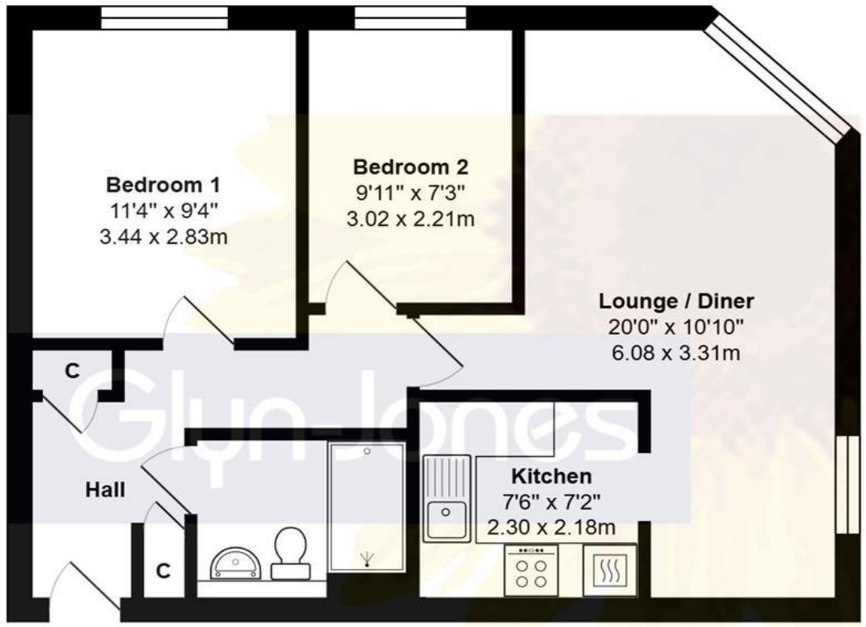


First Floor

Total Area: 580 ft² ... 53.9 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 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

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...

750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

30 St Catherines Court, Irvine Road, Littlehampton, West Sussex BN17 5HP

OIEO £100,000 – Leasehold



First Floor Retirement Apartment | Two Bedrooms | Spacious Lounge/Diner | Fitted Kitchen | Modern Shower Room | Electric Heating | Residents Permit Parking and Communal Facilities | Perpetual Lease | No Forward Chain | EER - C

Glyn-Jones and Company are delighted to offer for sale this well presented first floor age restricted apartment.

The accommodation is approached via an L-shaped entrance hall, which benefits from two built in storage cupboards. From here, the property provides access to two bedrooms, a spacious lounge with ample space for a dining table, and a fitted kitchen equipped with an oven and electric hob. There is also a modern shower room, while the property benefits from electric heating throughout.

WITH OVER...

750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

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

30 St Catherines Court, Irvine Road, Littlehampton, West Sussex BN17 5HP







Tenure: Leasehold – We are advised that there are approximately 58 years remaining on the lease (99 years from 01/01/1986). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £326.00 per calendar month (2026-2027) including water rates

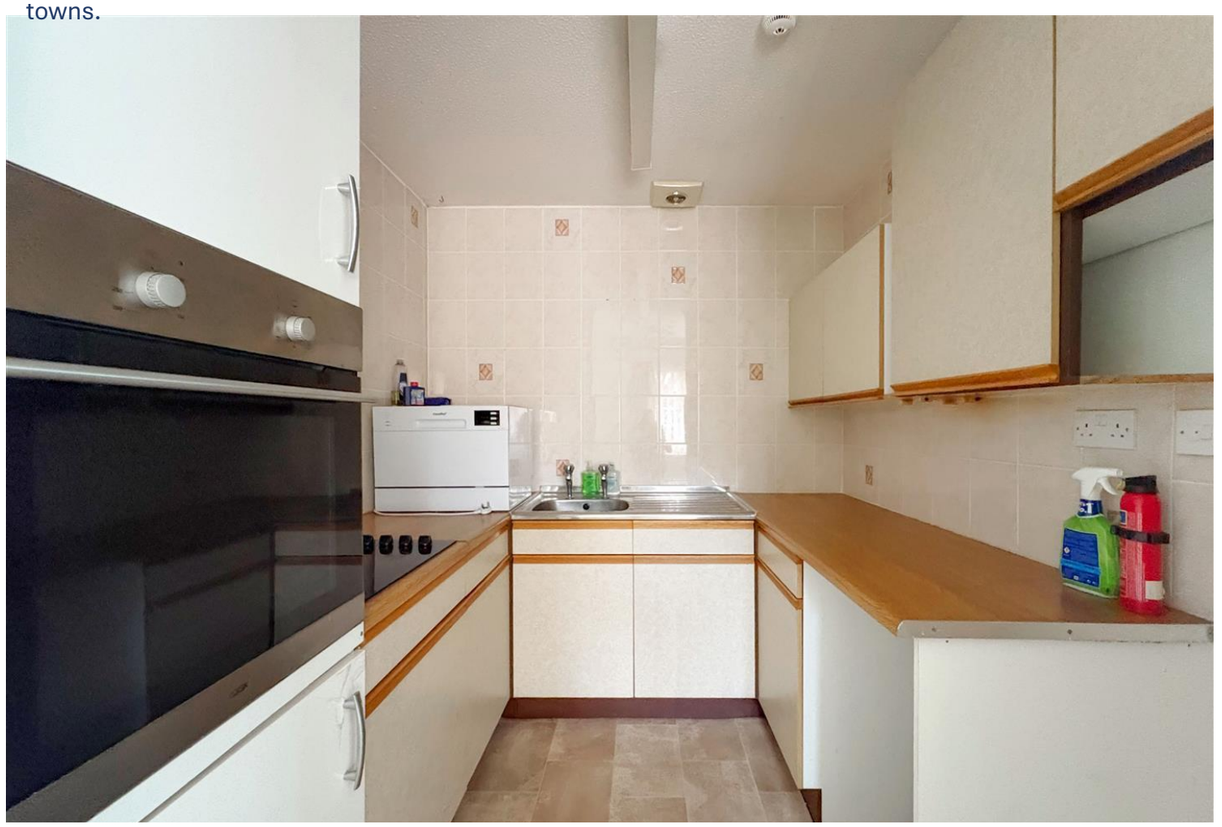
AGENTS NOTE: We have been informed the scheme benefits from a perpetual lease that can be extended free of charge (except for legal fees).

Energy Efficiency Rating: C | Council Tax Band: B

Residents have access to a range of communal facilities, including a residents' lounge and laundry room. The development is further complemented by well maintained communal gardens, providing pleasant outdoor spaces for residents to enjoy. Residents' permit parking is also available.

Offered for sale with no forward chain, this apartment provides an excellent opportunity for those looking for a low-maintenance home within an age-restricted development, with the benefit of well-kept communal areas and convenient shared facilities.

St Catherine's Court is ideally situated in the popular seaside town of Littlehampton, offering a convenient position within easy reach of the town centre. Residents can enjoy a wide range of local amenities, including supermarkets, cafés, restaurants, and independent shops, as well as excellent transport links via Littlehampton railway station, providing direct services to London, Brighton, and surrounding coastal towns.







WITH OVER...
750
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