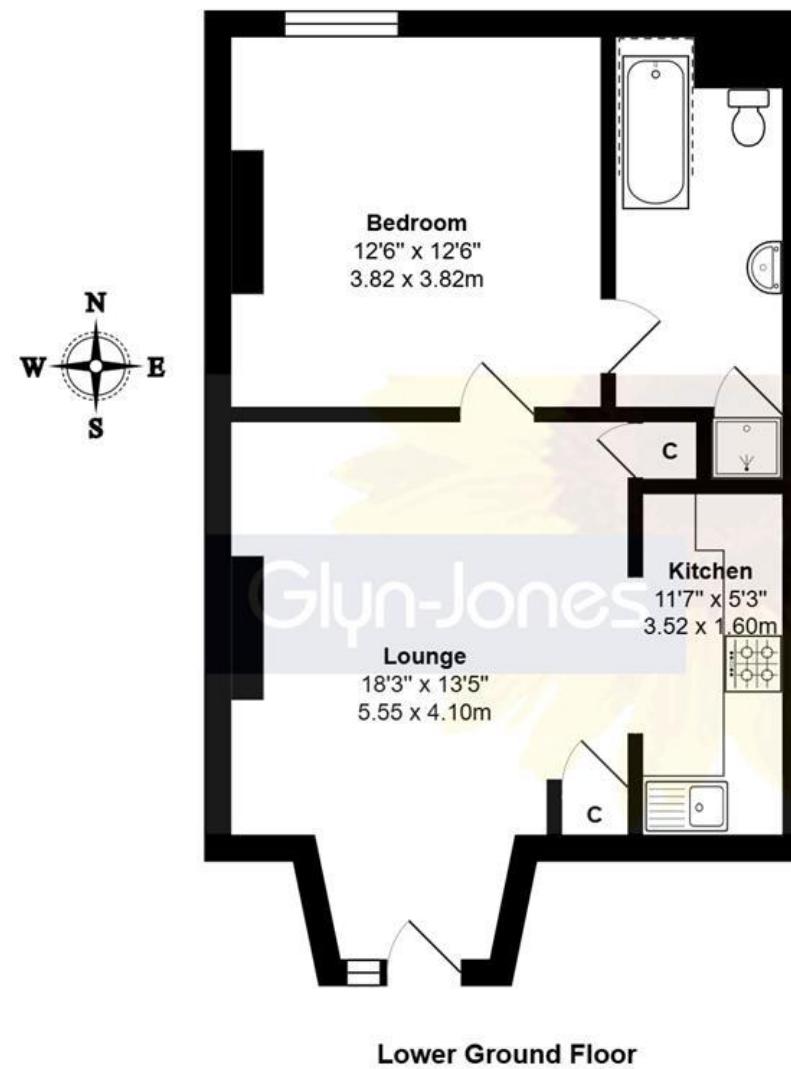




## 53a South Terrace, Littlehampton West Sussex BN17 5LE

£150,000 - Leasehold



Total Approx. Floor Area 531 ft<sup>2</sup> ... 49.3 m<sup>2</sup>

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 Jtm 2025

WITH OVER...



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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 and Company are delighted to offer for sale this well presented lower ground floor apartment with its own private entrance which is situated adjacent to Littlehampton seafront.**

The property offers particularly spacious accommodation which comprises; a south facing living room with an opening to a modern fitted kitchen, one generous sized bedroom and a bathroom with a jacuzzi bath and separate shower cubicle.

Further benefits include gas fired central heating, double glazing, and an attractive private south facing garden.

# 53a South Terrace, Littlehampton, West Sussex BN17 5LE

£150,000 - Leasehold



## Leasehold Information

Tenure: We have been informed the property has 89 years remaining on the lease.

Ground Rent: £100 per annum

Maintenance: £900 per annum

Council Tax Band: A

Energy Efficiency Rating: E

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

The apartment is situated on the lower ground floor, within a substantial converted house, located on Littlehampton Seafront. To the front of the property, Greensward and East Beach Cafe can be found, with Littlehampton promenade within a hundred metres.

Littlehampton Town Centre is within one mile of the property which offers a range of shops and eateries as well as Littlehampton train station, providing transport links to London, Brighton and Portsmouth.

