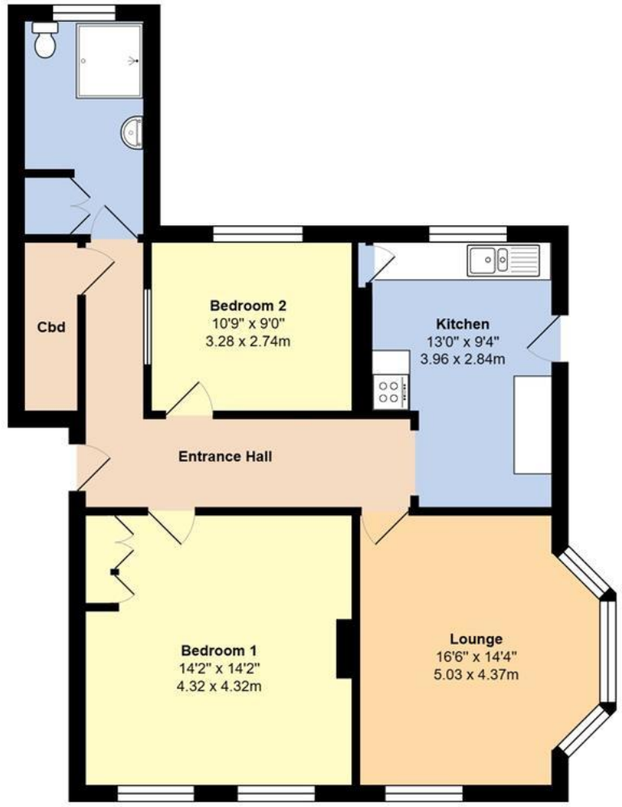


Total Area: 882 ft² ... 82.0 m²

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 Jtm 2024

Flat 1, 3 South Terrace, Littlehampton
West Sussex BN17 5NZ

OIEO £260,000 - Leasehold



Glyn-Jones and Company are delighted to offer for sale this stunning apartment located within a conservation area just off Littlehampton's beach front known as 'Little Beach Town'.

The accommodation comprises; a hallway with a large cupboard, a spacious living room with a feature bay window, a modern kitchen with space for a table, two double bedrooms with the master bedroom benefitting from built-in wardrobes and a feature shower room.

In our opinion, the property is presented to a very high standard throughout with neutral décor and flooring, gas fired central heating, a private entrance and feature built-in window shutters.

Externally there is a private Southerly garden which is laid to shingle and patio. The garden has mature shrubs and bushes and is enclosed by a low level wall.

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 advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

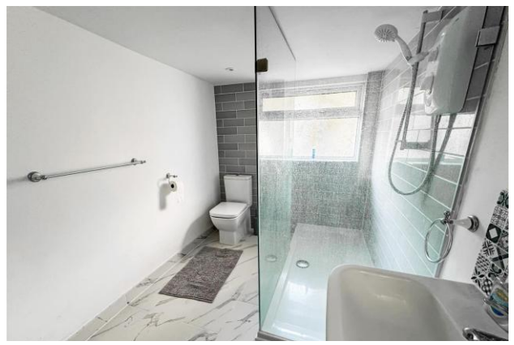
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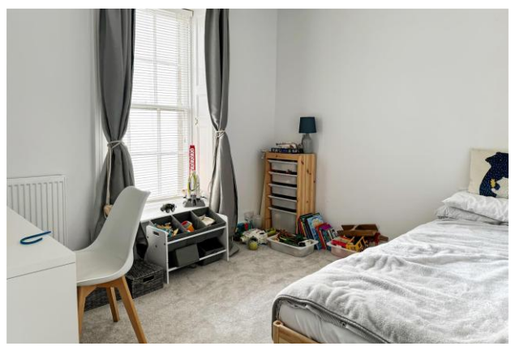


The property is situated on the ground floor of this imposing older style building within the highly regarded Little Beach Town Conservation area of Littlehampton which is within a few hundred metres of the beach front, East Beach Cafe and Greensward.

Littlehampton town centre is within one mile (approx.) with a variety of eateries, shops and a short walk to the river. There is a mainline station that travels directly to London Victoria. Also Rustington Village is within two miles away.







Leasehold Information

Tenure: The property is held on the remainder of 125-year lease with 122 years remaining.
Maintenance: £3,180 per annum.
Ground Rent: £250 per annum.

Council Tax Band - C
Energy Efficiency Rating - C
Tenure – Leasehold

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5 Glyn-Jones

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