

TOTAL APPROX. FLOOR AREA 477 SQ.FT. (44.3 SQ.M.)

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...

**500** COMPANY REVIEWS NOW RECEIVED

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.

**Glyn-Jones**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com

**Flat 1, 52 South Terrace,  
Littlehampton, West Sussex BN17 5LE** **Glyn-Jones**  
Offers In Excess Of £140,000 – Share of Freehold



**Glyn Jones and Company are delighted to offer for sale this lower ground floor flat with a share of freehold.**

The property offers particularly spacious accommodation comprising of one double bedroom, a south facing living room, a modern fitted kitchen and a bathroom.

The property has been completely refurbished and modernised throughout to include newly plastered walls, laminated floor, gas fired central heating, double glazing, a private entrance and all damp works completed with guarantees.

Outside the property benefits from a private front garden area.

Rental potential £895pcm. No Forward Chain.

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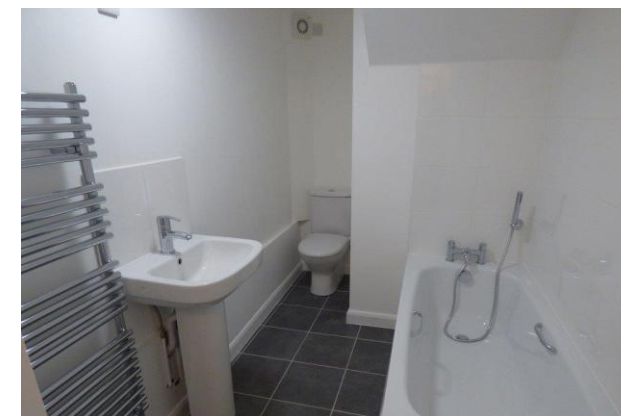
Littlehampton Office  
01903 739000  
www.glyn-jones.com

## Flat 1, 52 South Terrace, Littlehampton, West Sussex BN17 5LE Offers In Excess Of £140,000 – Share of Freehold



Situated on the lower ground floor on this imposing double fronted Victorian House, the apartment is located on Littlehampton Seafront, on the ever popular South Terrace. 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, banks and eateries as well as Littlehampton train station, providing transport links to London, Brighton and Portsmouth.



### Property information:

Maintenance Charge: £900.00 per annum

Council Tax Band - A

Energy Efficiency Rating - E

Tenure – Share of Freehold

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



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