

Basement Flat 2, 1 Norfolk Place

Littlehampton BN17 5PD

£115,000 — Leasehold



Total Area: 420 ft² ... 39.0 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 1st Image 2025



This well-proportioned basement apartment, complete with its own private entrance, offers a generous double bedroom with a built-in wardrobe. The inviting living room features an attractive focal point ideal for a fireplace, along with useful built-in storage cupboards. The fitted kitchen is well suited to open-plan living, providing ample space for appliances and a practical range of wall and base units.

The surprisingly spacious bathroom includes a bath, separate shower cubicle, W.C., and wash-hand basin. While the property requires updating throughout, it presents an excellent opportunity for a buyer to create a charming home in a highly desirable location.

Residents enjoy access to a communal courtyard garden, which would also benefit from a little care and attention but offers great potential as an outdoor retreat.

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.



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Tenure: Leasehold – We are advised that there are approximately 60 years remaining on the lease (99 years from November 1987). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £795.00 Per Anum

Ground Rent: £37.50

Energy Efficient Rating: E | **Council Tax Band:** A

The property is ideally positioned along the sought-after Littlehampton seafront. Offering the perfect blend of modern comfort and seaside charm, this home enjoys an enviable location just moments from the award-winning East Beach, the picturesque promenade.

Littlehampton is a charming coastal town located on the south coast of England, in the county of West Sussex. Known for its scenic beaches, historic harbour, and relaxed seaside atmosphere, it offers a perfect balance of coastal living with convenient access to nearby towns and cities.

The town boasts excellent transport links, including a railway station with direct services to Brighton, London Victoria, and Gatwick Airport, making it ideal for commuters. Local roads connect easily to the A27 and A259, providing access to the wider South Coast region.

