



11 Pepper Pot Court, Blackbourne Chase, Littlehampton BN17 7FL
£180,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Modern 1 Bedroom Flat**
- **Open Plan Lounge/Kitchen/Dining Room**
- **Gas Central Heating**
- **Modern Kitchen with Built in Appliances**
- **Second (Top) Floor**
- **Viewing Recommended**
- **Private Allocated Parking Space**
- **Council Tax Band: - 'A'**
- **EPC Rating: - 'B'**

A modern purpose built top floor flat built in 2015, offering fantastic 'open plan' living space.

In brief the accommodation comprises: - Entrance hall with two large built in cupboards, lounge area, kitchen with built in oven, hob, fridge/freezer, slimline dishwasher and washer dryer; dining area with space for table and chairs, separate bedroom and bathroom/WC. Outside there are maintained communal gardens and private allocated parking space numbered 107, along with 6 visitor parking bays.

Features include gas fired central heating, double glazing, security entryphone system, modern kitchen and bathroom, loft storage space, lockable bike store, store cupboard and allocated parking space.

We would recommend viewing this property to fully appreciate the accommodation.

The flat is situated within the modern 'Kingley Gate' development just to the west of Littlehampton and is accessed from the traffic lights on the A259 that lead into Benjamin Grey Drive, take the first turning into Henry Lock Way and then Blackbourne Chase is second left.

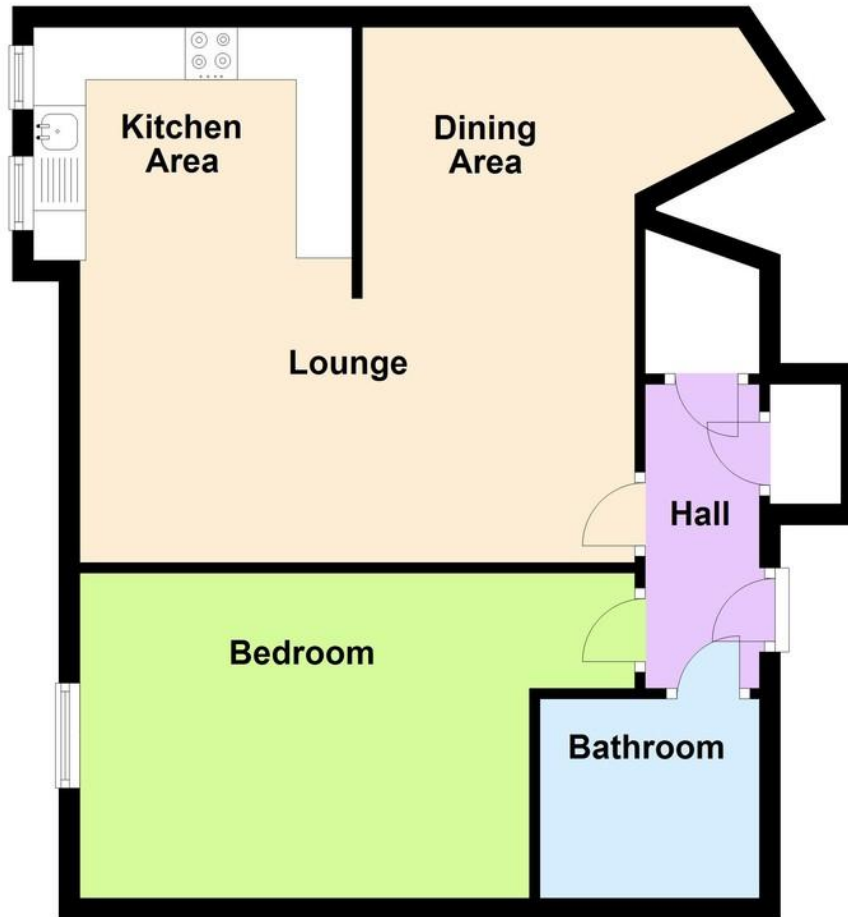
Lease - 125 years from 2015
Service Charge - £1075 per annum
Ground Rent £224 per annum
Pets Allowed with consent
Managing Agents - First Port

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Top Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



Total area: approx. 54.9 sq. metres (591.1 sq. feet)

SECURITY ENTRYPHONE SYSTEM

STAIRS TO SECOND FLOOR

LOCKABLE STORE CUPBOARD

ENTRANCE HALL
with two cupboards

LOUNGE AREA

KITCHEN AREA

DINING AREA

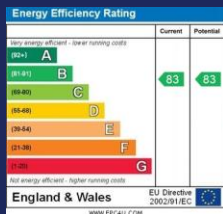
OVERALL MEASUREMENT
19' x 15' 4" (5.79m x 4.67m)

BEDROOM
14' 11" x 10' (4.55m x 3.05m)

BATHROOM/WC

PRIVATE SPACE **ALLOCATED** **PARKING**
No. 107

6 VISITOR PARKING BAYS



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