



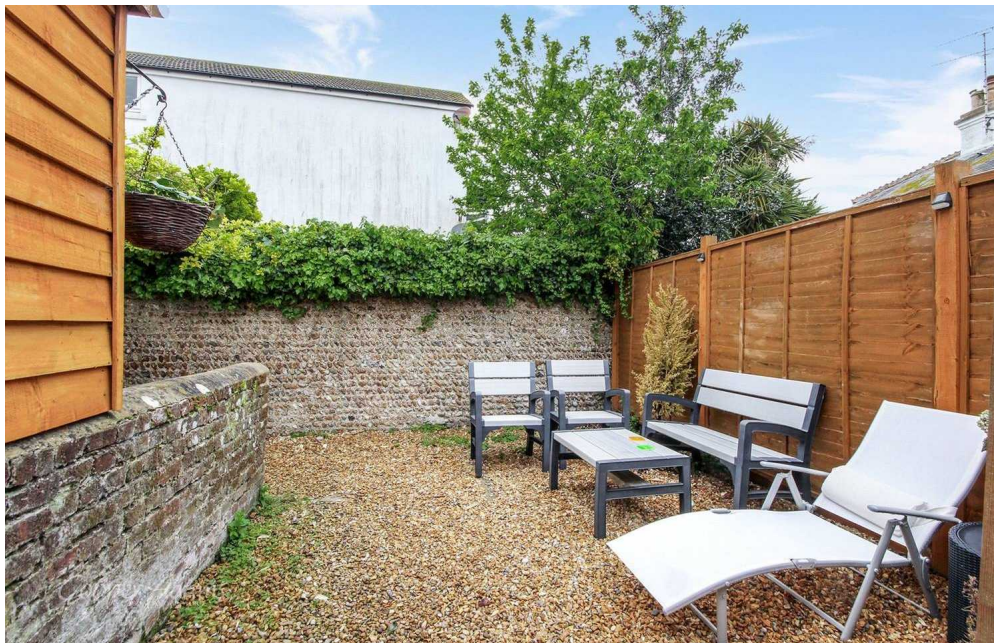
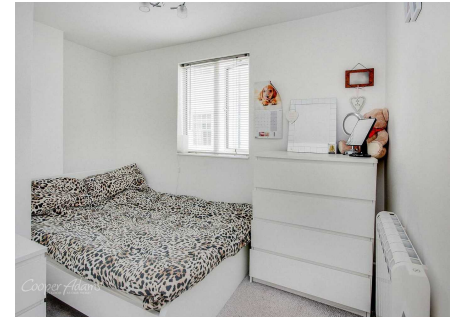
Western Road, Littlehampton, BN17 5NP

Leasehold

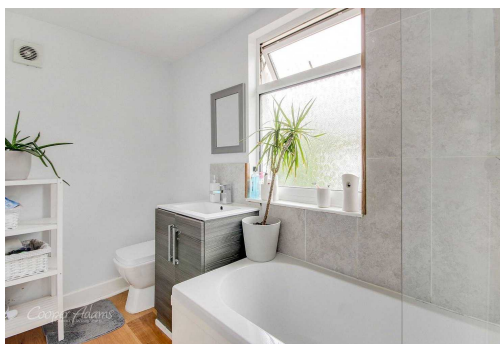
One Double Bedroom • Maisonette • Private Garden • Perfect for First Time Buyers or Investors • LONG LEASE! • Approximately 0.1 Miles from the Beach • Approximately 0.5 Miles to the Town Centre • Approximately 0.7 Miles from Littlehampton Train Station • Approx. 495 sq. ft/46 sq. metres

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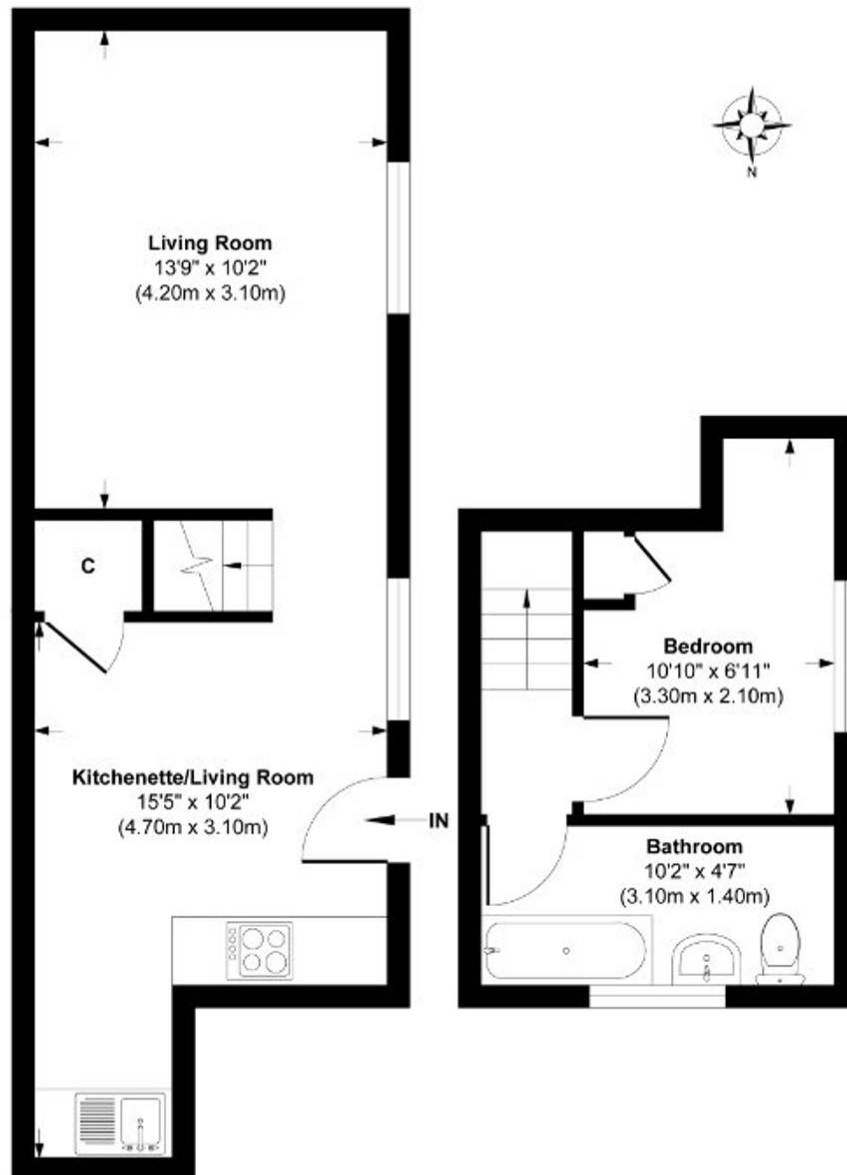
The perfect starter home is ready and waiting for you with this one-bedroom maisonette close to Littlehampton beach. Boasting a long lease and private rear garden - just imagine all the BBQ's you can host with friends and family in the summer months! Being close to local shops, the WAVE leisure centre and also the mainline train this is the ideal spot to put down some roots and call home. This property would also make a great buy to let option for investors.



Littlehampton, a vibrant seaside town at the River Arun's mouth, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.



Western Road, Littlehampton



Ground Floor
Approximate Floor Area
299 sq. ft
(27.82 sq. m)

First Floor
Approximate Floor Area
141 sq. ft
(13.14 sq. m)

Approx. Gross Internal Floor Area 440 sq. ft / 40.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Council Tax band: A, EPC Energy Efficiency Rating: F, EPC Environmental Impact Rating: F

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VIEWING STRICTLY BY APPOINTMENT

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