

## Pier Road, Littlehampton, BN17 5LP

### Share of Freehold

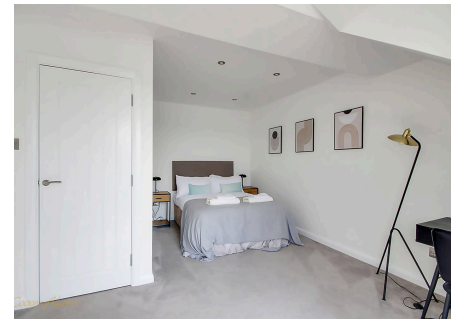
Three Double Bedrooms • First-Floor Maisonette • Share of Freehold with Long Lease • Fully Renovated Throughout • Balcony with Views of the River Arun and the Sea! • Holiday Let Income (Nov 2024 - May 2025): Approx. £15,000 (as per seller's information) • Parking Space Available • Plenty of Storage • Approx. 1398 sq. ft (130 sq. m)

*Cooper Adams*

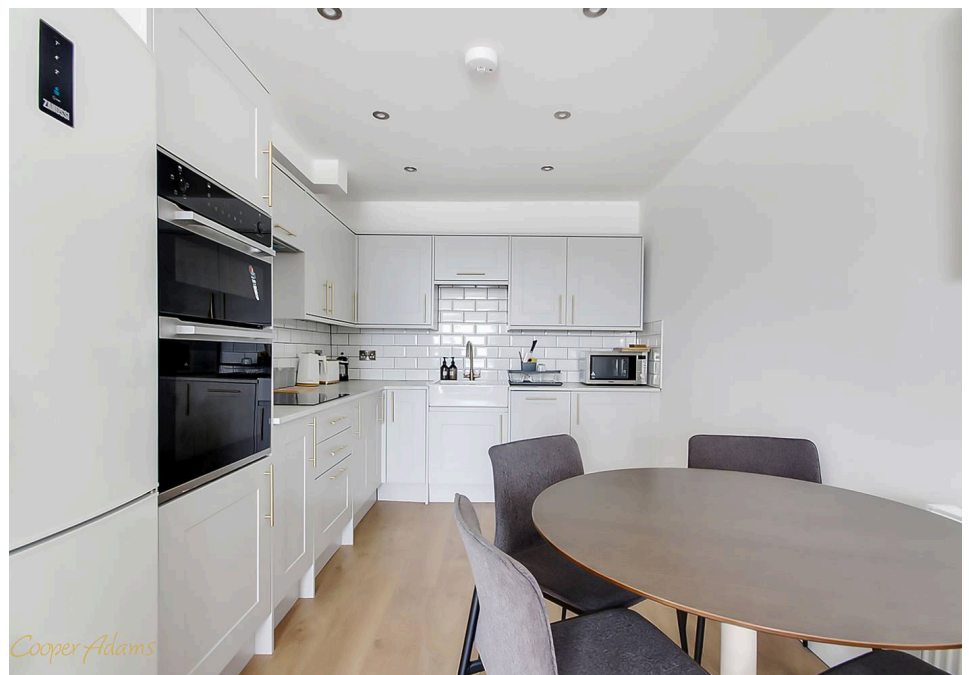
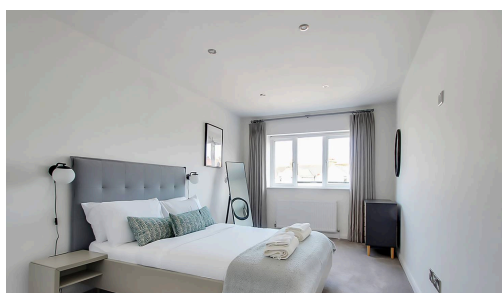


A beautifully designed three-bedroom maisonette offering panoramic views of the River Arun and the sea. This share of freehold property is offered without onward chain and is finished to a high standard throughout. The open-plan kitchen and dining area is a standout feature, with its elegant bay window, contemporary wood flooring, integrated appliances, and quartz-effect worktops. A double bedroom and sleek shower room are also situated on the first floor, perfect for when guests come to stay. Upstairs, two additional double bedrooms provide generous accommodation, with one featuring a private balcony that overlooks the river. A well-appointed family bathroom includes a bath with overhead shower, WC, and wash basin. The property also benefits from off-road parking to the rear, excellent access to local shops, and strong transport links. Give us a call today to arrange your viewing!

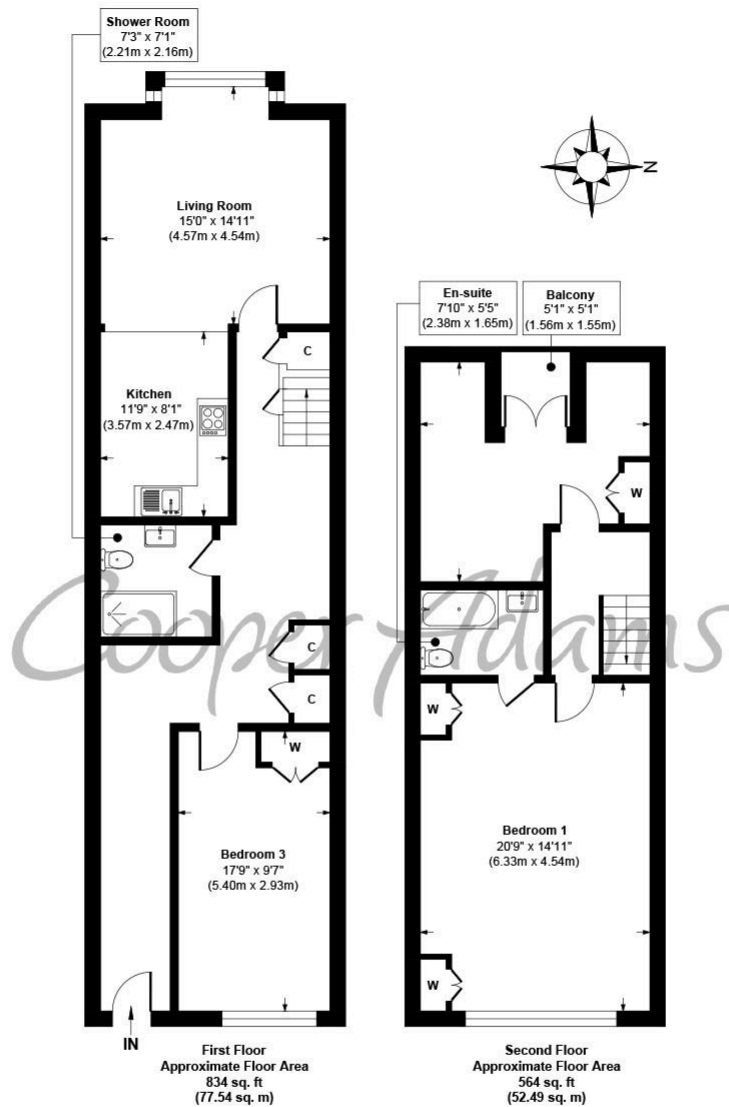
**Important:** Formerly a restaurant, the building has been converted with residential consent and the legal title is currently being divided into four separate apartments. Buyers should note that this legal process is underway and may impact the timing of exchange and completion.



Littlehampton, a vibrant seaside town at the mouth of the River Arun, 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.



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**Pier Road. Littlehampton**  
**Approx. Gross Internal Floor Area 1398 sq. ft / 130.03 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: D, EPC Environmental Impact Rating: D

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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