

# Claignmar Road

## Littlehampton



## About the property

Situated on the top floor of an attractive Edwardian conversion in the seaside village of Rustington, this one bedroom, generously proportioned apartment offers a great sense of versatility owing to its unique layout.

Entering the property, you are met by a hallway which allows access most rooms. The reception and bedroom both have south facing windows, allowing plenty of light to enter these generously sized rooms. There is a kitchen area that has a range of fitted wall mounted and base units, with a selection of appliances also included within the sale. To the rear of the apartment is the bathroom.

Clairmar Road is located just behind the main shopping parade in Rustington, The Street. Accessed via The Street or Broadmark Lane, it is only a short walk to the seafront too. Viewing is highly recommended.

# Clairmar Road Littlehampton

£170,000



1

BEDROOM

1

RECEPTION

1

BATHROOM

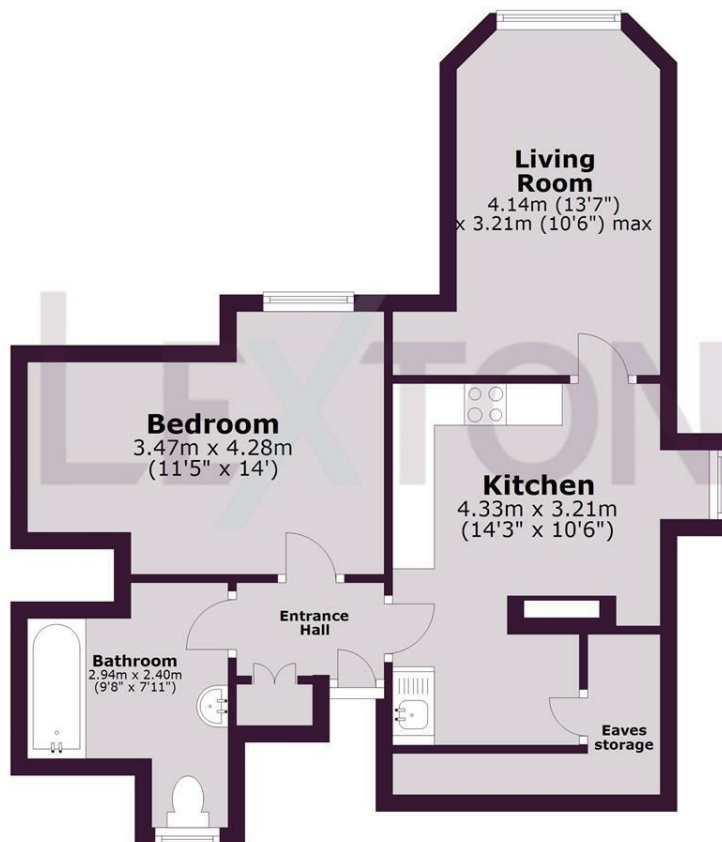




SCAN HERE TO OFFER ON THIS PROPERTY

### Top Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 46.5 sq. metres (500.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>44</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	