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## Southlands Court South Terrace

, Littlehampton, BN17 5NX

Asking price £170,000

Leasehold Council Tax Band A



James & James Estate Agents are proud to bring to the market this spacious seafront flat located on South Terrace in Littlehampton. This delightful property boasts a **DOUBLE BALCONY**, **GOOD SIZE LOUNGE**, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this flat is ideal for individuals or couples looking for a retreat by the sea. The boiler was replaced in September 2023 & the double glazing & front door were also replaced in October 2023.

Situated on the ground floor, this flat offers easy access and convenience. Imagine waking up to the soothing sound of the waves and enjoying your morning coffee on the double balcony overlooking the greensward. There is residents' parking to the rear.

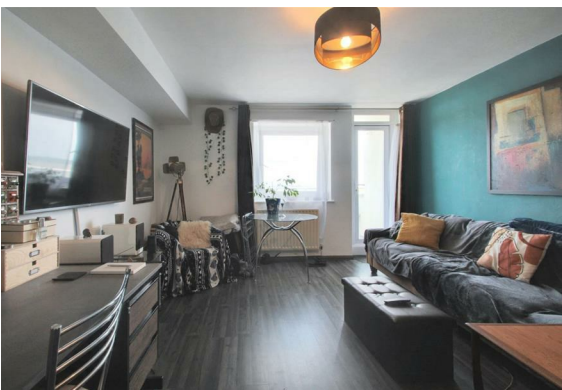
One of the highlights of this property is the long lease, providing you with security and peace of mind for years to come. Whether you're looking for a weekend getaway or a permanent seaside residence, this flat offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to own or rent this lovely seafront flat in Littlehampton. Contact us today to arrange a viewing and experience the beauty of coastal living first hand!

Lease years remaining - 988  
Service charge - £2000 pa  
Ground rent - £50 pa

### Communal Entrance

Lounge  
16'2 x 12'7 (4.93m x 3.84m)





Bedroom  
11'8 x 10'1 (3.56m x 3.07m)

Kitchen  
11'0 x 10'10 (3.35m x 3.30m)

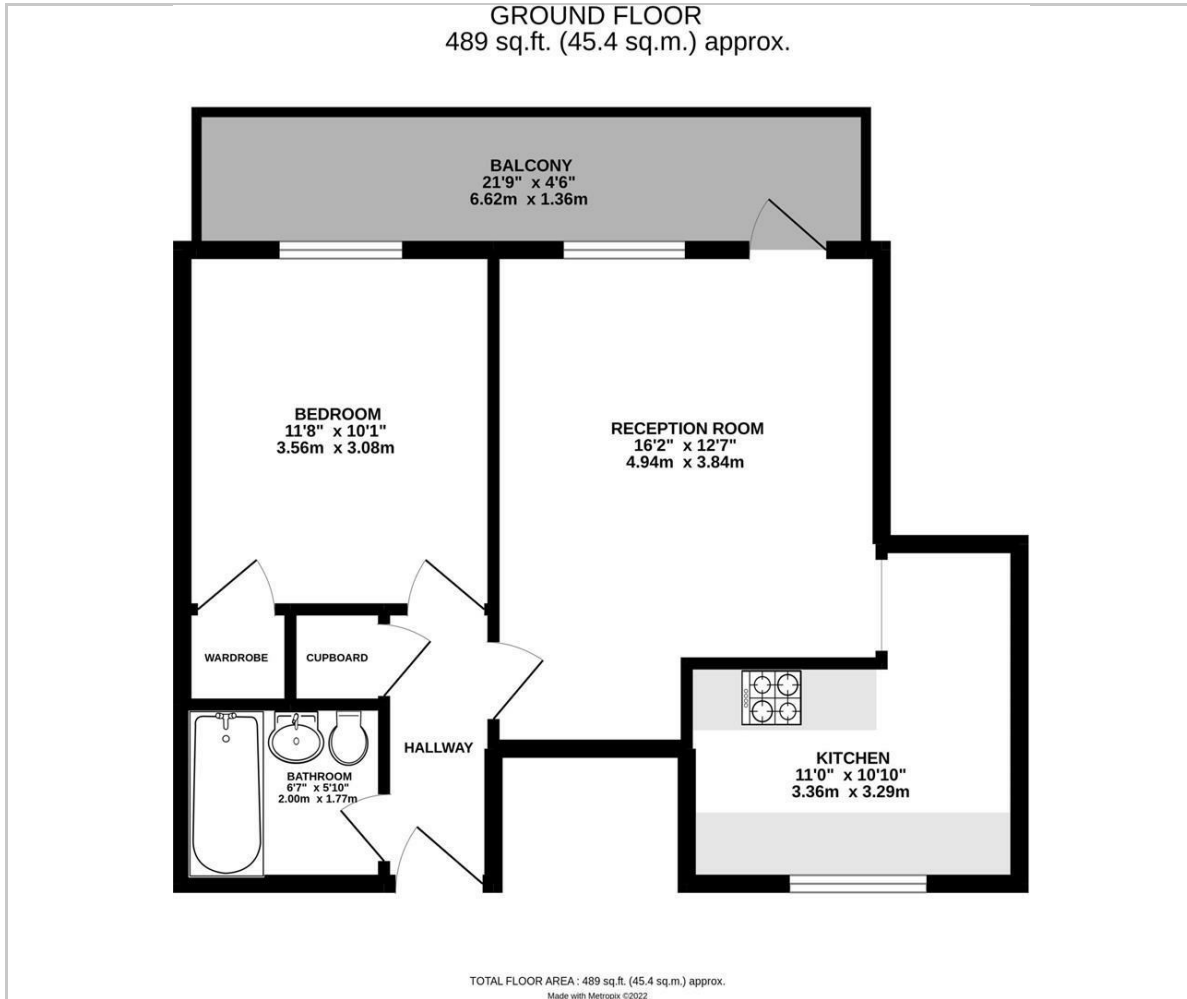
Bathroom  
6'7 x 5'10 (2.01m x 1.78m)

Communal Gardens

Parking (first come basis)



## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

