



27 Church Street

, Littlehampton, BN17 5EN

£190,000

Freehold Council Tax Band

CASH BUYERS ONLY Investment property for sale, comprising of a ground floor commercial unit and a 1 bedroom flat above.

In need of complete refurbishment the property currently has a ground floor commercial unit and a 1 bedroom flat above with separate entrance. There is potential to convert the premises into flats STPC.

The property is situated close to Littlehampton Town Centre, Littlehampton mainline railway station is located approximately 0.5 miles from Church Street. The A259 coast road which has links to the A27 trunk road is located approximately 1.5 miles to the north. Littlehampton is a popular seaside town and is situated in between Chichester (13 miles west) and the popular seaside resort of Worthing (9 miles east).

Freehold for Sale - £190,000

Approx 1044 sq ft in total

EPC - G (11)

Legal Fees - each party to pay their own legal costs unless otherwise agreed.

****This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may**



affect your buying decision.**

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Floor Plan



Viewing

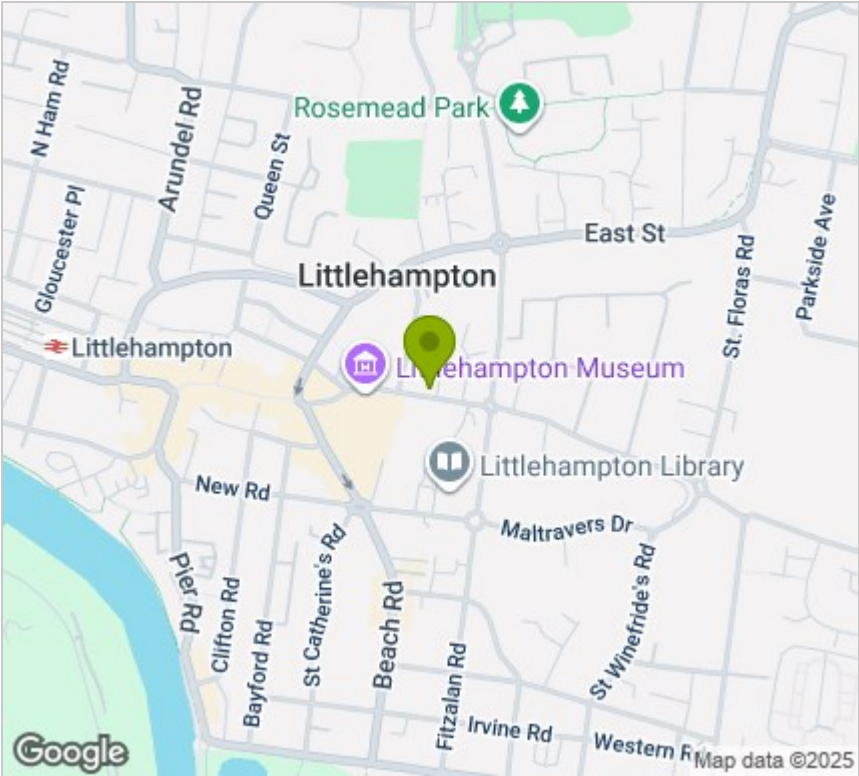
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC’s Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

