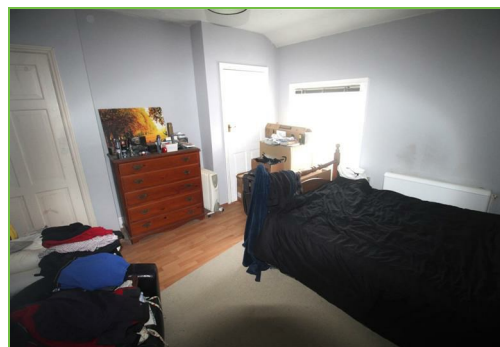




67c Arundel Road, Littlehampton, West Sussex, BN17 7DE

Offers Over £115,000

Littlehampton is a charming seaside town with recreational facilities including a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. The bright and spacious accommodation comprises living room, separate kitchen, double bedroom and a shower room. Benefits from its own garage and is currently let achieving £650pcm plus garage which is let separately for £75pcm, so combined monthly rental of £695pcm. 147 Year lease upon completion.



External communal staircase

At the rear of the property leading to the second floor with private entrance to:

Kitchen

11' x 8'6" narrowing to 4'7" (3.35m x 2.59m narrowing to 1.40m)

A range of wall and base units with stainless steel sink unit with cupboard under. Electric cooker point with extractor over, plumbing for washing machine, space for a tall fridge freezer, double glazed window, tiled surround and ceiling spot lighting.

Inner hallway

Cupboard housing lagged hot water cylinder with storage space.

Shower room

Shower cubicle, low level wc, pedestal wash basin and a double glazed window.

Living room

13'9" x 12'9" (4.19m x 3.89m)

Electric night storage heater, further double glazed front door, leading to:

Bedroom

13' x 12'7" (3.96m x 3.84m)

Electric night storage heater, built in cupboards and a double glazed window.

Garage

A single garage located to the rear of the property with an up and over door and a separate door to the rear.

Agents note

Lease 147 upon completion

Ground rent £150pa

Service charge £2000 per annum approx for 2025

Hobdens Property Management 01903 724040

We recommend you have this verified by your legal representative at your earliest convenience.

Disclaimer

MORTGAGE ADVICE - MORRISSEYS ARE ABLE TO OFFER INDEPENDENT ADVICE AT COMPETITIVE RATES NB: No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Room Measurements Are Given For Guidance Only And Should Not Be Relied Upon When Ordering Such Items As Furniture, Carpets Or Appliances. No liability is Taken for any Error, Omission or Misstatement. The Agents Have Not Tested Any Apparatus, Equipment, Fittings Or Services So Cannot Verify That They Are In Working Order. A party Must rely on its own Inspections and the Buyer Is Advised To Obtain Verification From Their Solicitor Or Surveyor on the Freehold/leasehold status of the property. MORRISSEYS OFFER A FULLY COMPREHENSIVE LETTING SERVICE AND ARE ABLE TO ADVISE YOU FREE OF CHARGE THE APPROXIMATE RENTAL VALUE OF THIS PARTICULAR PROPERTY. VIEWING STRICTLY BY APPOINTMENT WITH MORRISSEYS.

