



Kent Road, Littlehampton, BN17
£165,000

Bedrooms: 1

Bathrooms: 1

Receptions: 1

We are delighted to offer to the market this well-presented, ground floor purpose-built apartment. The property features one double bedroom, a fitted kitchen, a spacious lounge/dining room, and a bathroom. Further benefits include well-maintained communal gardens, a garage located in a nearby compound, a long lease and the advantage of being offered chain-free.

- Ground Floor Purpose Built Flat
- One Double Bedroom
- Lounge/ Dining Room
- Fitted Kitchen
- Bathroom
- Communal Gardens
- Garage
- Quiet Location
- Chain Free
- Long Lease

Tenure: Leasehold

Council Tax Band: A





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INTERNAL

A communal entrance leads to the property's front door, which opens into a welcoming entrance hall with access to both a storage cupboard and an airing cupboard. The property boasts a spacious lounge/dining room with a window overlooking the well-kept communal gardens, providing a bright and pleasant outlook. The double bedroom also enjoys garden views. The fitted kitchen includes a built-in oven and gas hob, space and plumbing for a washing machine, room for a fridge/freezer, a storage cupboard, and a sink with drainer. A door from the kitchen provides access to the side of the property. The bathroom is equipped with a bath and overhead shower, wash hand basin, and WC.



EXTERNAL

The property benefits from a garage located within a nearby compound. It is surrounded by well-maintained communal gardens, which feature washing lines and seating areas for residents to enjoy.

SITUATED

in Kent Road is a quiet no-through road situated just off Arundel Road, in a central location that offers convenient access to Littlehampton town centre. Here, you'll find the local shopping precinct and a mainline railway station with direct services to London Victoria. Major trunk roads are also close by, providing easy links to Arundel, Worthing, and Chichester.

TENURE

Lease: 126 years remaining.
Service Charge: £1400 per annum
Ground Rent: £50 per annum



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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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