



Book a Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	62	69
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

Estate Agents & Lettings Agents

Asking Price
 £210,000
 Leasehold

56b Norfolk Road, Littlehampton, BN17 5HB



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01243 861344



What the agent says... “,”

Larger than a typical three-bedroom house, this superb apartment offers many benefits including a private entrance, spacious accommodation, useable loft space, off-road parking, new boiler in 2023, 19ft living room, exposed wood skirting and picture rails, modern kitchen, Victorian style bathroom and gas fired central heating.

The accommodation comprises a private entrance, stairs to the second floor, entrance hall, living room, three good size bedrooms, kitchen with parquet flooring and bathroom. Additionally, there is a boarded loft space via a built-in ladder measuring 6.54m x 2.18m (21' 5" x 7' 1") providing a huge area with plumbing and electricity already in place which offers endless possibilities. It's perfectly poised for transformation into a studio, or two generous double bedrooms complemented by a bathroom with the necessary planning permission.

Littlehampton is a historical favourite seaside town with a wealth of amenities, schools, health clubs, cafes etc. Bus routes pass close by linking Littlehampton to Bognor Regis, Chichester, Arundel, Worthing & Brighton. Local primary

schools, links golf course, marina and popular East Beach Cafe are all in the proximity.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Conversion
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Fired Central Heating
Parking: Off Road Parking

On 24/09/2024 information from the Ofcom Website shows:

Broadband		Availability	Max Down		Max Up
Standard		✓	15 mbps		1 mbps
Superfast		✓	18 mbps		20 mbps
Ultrafast		X			
Mobile		Indoor	Outdoor		
		Voice	Data	Voice	Data
EE		Likely	Likely	Likely	Likely
Three		Limited	Limited	Likely	Likely
O2		Likely	Limited	Likely	Likely
Vodafone		Limited	Limited	Likely	Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Spacious 2nd Floor Apartment
- Three Good Size Bedrooms
- Large Living Room
- Modern Kitchen & Bathroom
- Boarded Loft Space
- Off Road Parking



Accommodation

Living Room - 6.05m x 4.29m (19'10" x 14'1")

Kitchen - 3.18m x 2.79m (10'5" x 9'2")

Bedroom 1 - 5.61m x 4.27m (18'5" x 14'0")

Bedroom 2 - 3.45m x 3.25m (11'4" x 10'8")

Bedroom 3 - 3.25m x 2.62m (10'8" x 8'7")

Lease Information: The seller informs us that there are 118 years remaining on the lease, the ground rent is £100 pa and the current maintenance charge is £3,620 PA. Payment is divided into two halves of £1,810 per 6 months. The seller advises that Service Charges for the years 2024 & 2025 are temporarily at an increased level while major works for roof repairs (2024) and external redecorations (2025) are conducted. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

