



## Flat 2 The Stetson, 8 St. Catherines Road, Littlehampton, BN17 5HS

Asking Price £142,500

Tenure Leasehold

- One Bedroom Ground Floor Apartment
- 16'03 Lounge
- New 125 Year Lease On Completion
- Close To Town Centre
- 11'08 Separate Kitchen

- Excellent Order Throughout
- Own Private Entrance
- Residents Parking Area
- Close To Seafront
- Chain Free



## Description

One Bedroom Ground Floor Apartment, Excellent Order Throughout, 16'03 Lounge, Own Private Entrance, New 125 Year Lease On Completion, Residents Parking Area, Close To Town Centre, Close To Seafront, 11'08 Separate Kitchen, Chain Free.

Council Tax Band: A

EPC Rating: C 71

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 78        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

LOUNGE

16'3" x 12'0"

BEDROOM

12'7" x 9'7"

KITCHEN

11'8" x 8'3"

BATHROOM

8'3" x 7'10"

Lease

New 125 year lease upon completion

Ground Rent

£100pa

Service Charge

£1800

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include 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. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.