



6A, Pier Road, Littlehampton, BN17 5BA

£179,950

Tenure Leasehold

- Two Bedroom Apartment
- 16'9 Lounge with SOUTH FACING Balcony
- Town Centre Location
- Close to Train Station, River & Seafront
- New lease on completion
- Two Bedroom Purpose Built Flat
- 16'9 Lounge with Balcony
- Residents Parking
- Two Double Bedrooms
- 11'4 Kitchen



## Description

Two Bedroom Purpose Built Flat \* 16'9 Lounge with Balcony \* Residents Parking \* Two Double Bedrooms \* Town Centre Location \* 144 year lease \* 11'4 x 9'3 Kitchen \* Close To Train Station \* Close To River & Seafront \* Chain Free

Council Tax Band: B

EPC Rating: null

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

LOUNGE  
16'9" x 11'0"

KITCHEN  
11'4" x 9'3"

BEDROOM ONE  
12'8" x 10'7"

BEDROOM TWO  
9'8" x 9'6"

BATHROOM  
7'4" x 5'6"

TENURE  
New lease on completion.

MAINTENANCE  
Approx £1,125 per annum.

GROUND RENT  
Approx £55 per annum.

EPC RATING  
E 45

COUNCIL TAX BAND  
B

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.