



## Flat 4 Alexander House, 31 Horsham Road, Littlehampton, BN17 6BZ

£195,000

- Beautifully Presented First Floor Apartment
- Allocated Off Road Parking Space
- Remainder of Build-Zone Warranty
- Close to Bus Stop & Local Schools
- Two Double Bedrooms
- Access to Shared Garden (shared with one other property)
- 0.7 Miles to Town Centre
- 18 ft 1 Modern OPEN PLAN Kitchen/Lounge/Diner
- 0.8 Miles to Seafront
- Double Glazing



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Council Tax Band: B

Tenure: Leasehold



**LOUNGE/KITCHEN**

18'1" x 15'0"

**BEDROOM ONE**

13'3" x 8'9"

**BEDROOM TWO**

12'1" x 8'7"

**BATHROOM**

8'8" x 6'11"

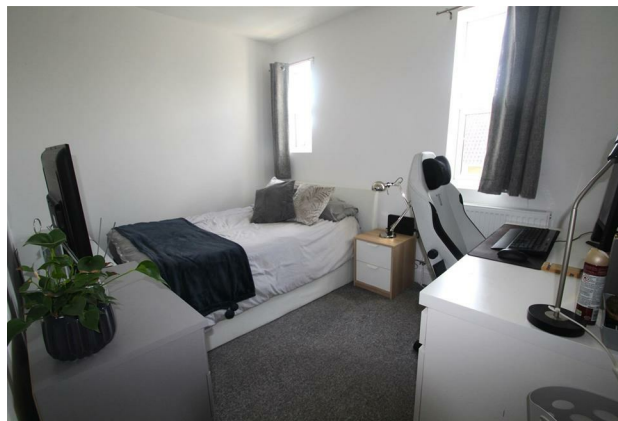
**TENURE**

Approx 121 Years  
Remaining on Lease

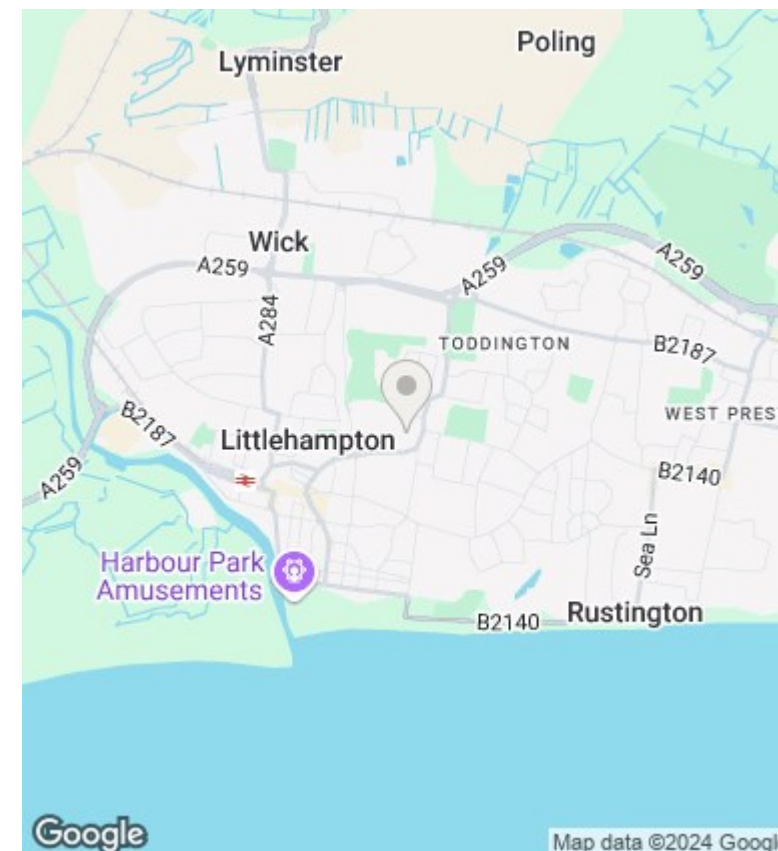
**EPC RATING- D**

**SERVICE CHARGE-**

£112 pcm







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>	59	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.