



# 5 Hale Lodge, Fitzalan Road, Littlehampton, BN17 5ET

£320,000

- Beautifully Presented Two Bedroom Ground Floor Retirement Apartment
- PREMIER LOCATION Close to Town Centre
- 19' 6 Dual Aspect Lounge/Diner
- CHAIN FREE
- West Facing Patio
- Private Residents Parking Area
- Mobility Scooter Storage Area & Guest Suite
- 17' 6 Double Bedroom with Fitted Wardrobes & En Suite
- SUPERB Communal Gardens
- Residents Lounge & Kitchen with Social Events

## Fitzalan Road, Littlehampton BN17 5ET

Beautifully Presented Two Bedroom Ground Floor Retirement Apartment, PREMIER LOCATION Close to Town Centre, Private Residents Parking Area, West Facing Patio, SUPERB Communal Gardens, Fully Integrated Kitchen, 19' 6 Dual Aspect Lounge/Diner, 17' 6 Double Bedroom with Fitted Wardrobes & En Suite, Mobility Scooter Storage Area, Guest Suite, Residents Lounge & Kitchen with Social Events, CHAIN FREE



Council Tax Band: C



#### LOUNGE/DINER

19'0" x 11'4"

#### KITCHEN

9'3" x 7'11"

#### BEDROOM ONE

17'6" x 9'1"

#### EN SUITE

6'9" x 5'4"

#### BEDROOM TWO

15'8" x 10'5"

#### BATHROOM

6'10" x 5'7"

#### EPC RATING - B

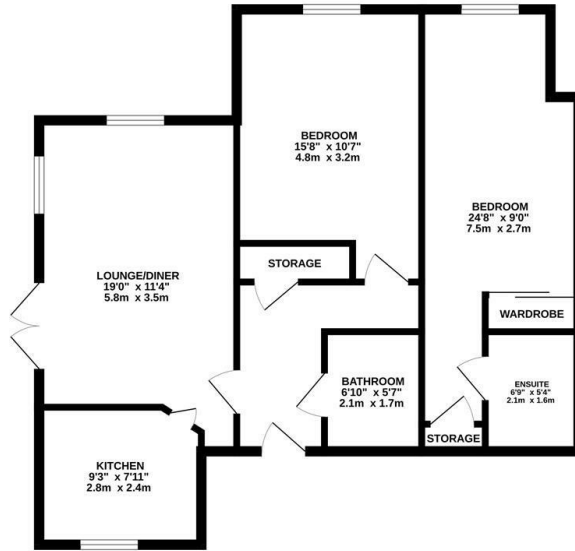
#### COUNCIL TAX BAND - C

#### Service Charge/Ground Rent

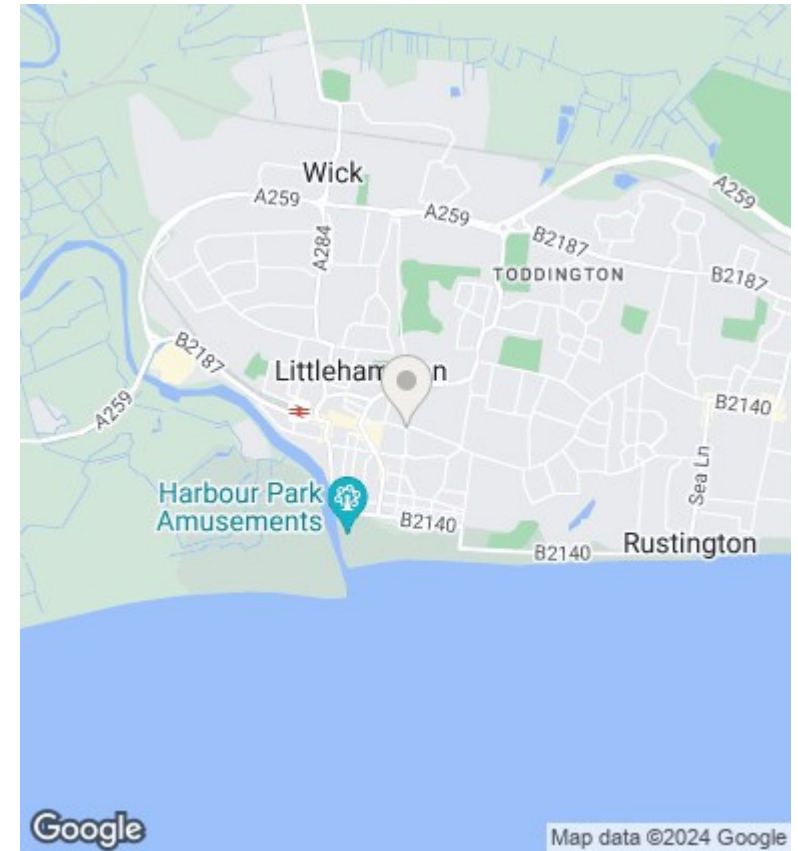
Service charge: £5017.90 per annum

Ground rent: £625.00 per annum

GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



2 BEDROOM FLAT  
TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, bedrooms, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	