



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

£280,000

- 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 for over 60's, 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

Tenure: Leasehold



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**

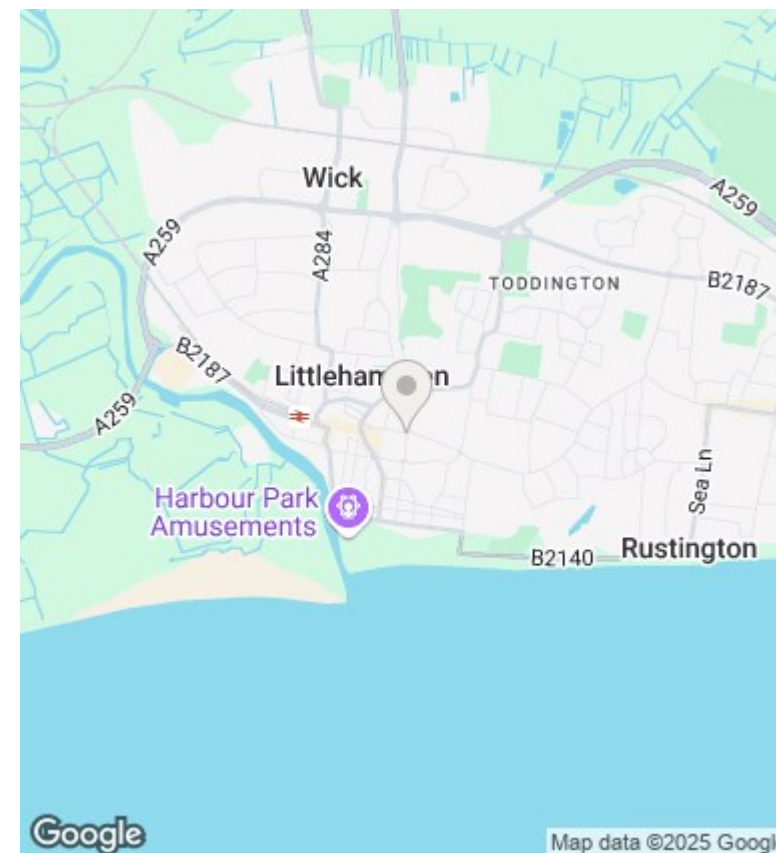
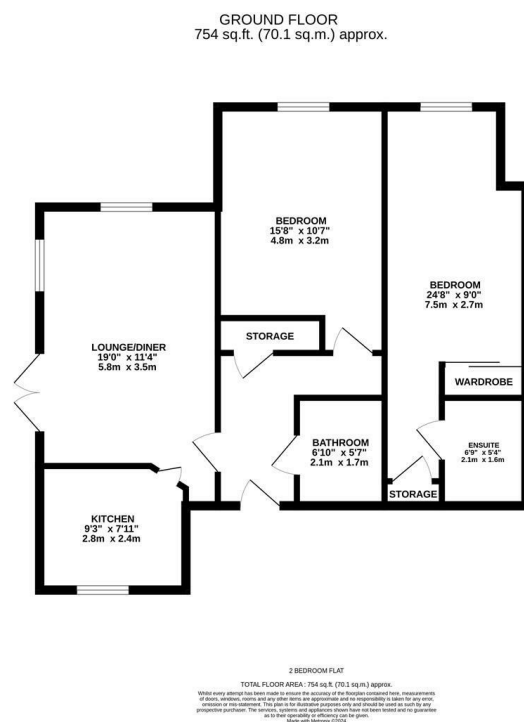
Service charge: £5017.90
per annum

Ground rent: £625.00 per
annum

Lease

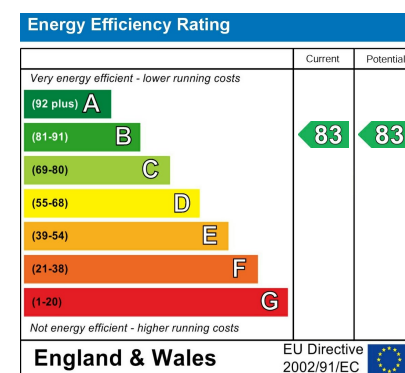
Approx 995 years
remaining





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.