



3A High Street, Littlehampton, BN17 5EG

£220,000

- Unique Split Level Maisonette
- 12'7x11'9 Double Bedroom
- 0.2 Miles to The Train Station
- Viewing Highly Recommended To Appreciate This One Off Property
- 23'10 Modern Open Plan Lounge/Kitchen/Dining With Sun Deck
- Tucked away Position in the Town Centre
- Luxury Bathroom
- Private Secluded Garden
- 0.7 Miles to Beach and 0.3 Mile to the River Arun
- Very Well Presented Throughout

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Welcome to this extraordinary split-level maisonette nestled in a tucked-away position in the heart of the Town Centre. This unique property boasts a modern and spacious open-plan lounge, kitchen, and dining area spanning an impressive 23'10", perfect for contemporary living. The space seamlessly connects to a sun deck, providing a wonderful setting for relaxation and entertaining.

As you step outside, discover a private and secluded garden, offering a tranquil retreat in the midst of the vibrant town surroundings. The thoughtful design of the property ensures a perfect blend of indoor and outdoor living.

The double bedroom, measuring 12'7x11'9", provides a comfortable and inviting space, with ample room for furnishings and personal touches. The property is presented with a high level of care and attention to detail throughout, showcasing a modern and luxurious aesthetic.

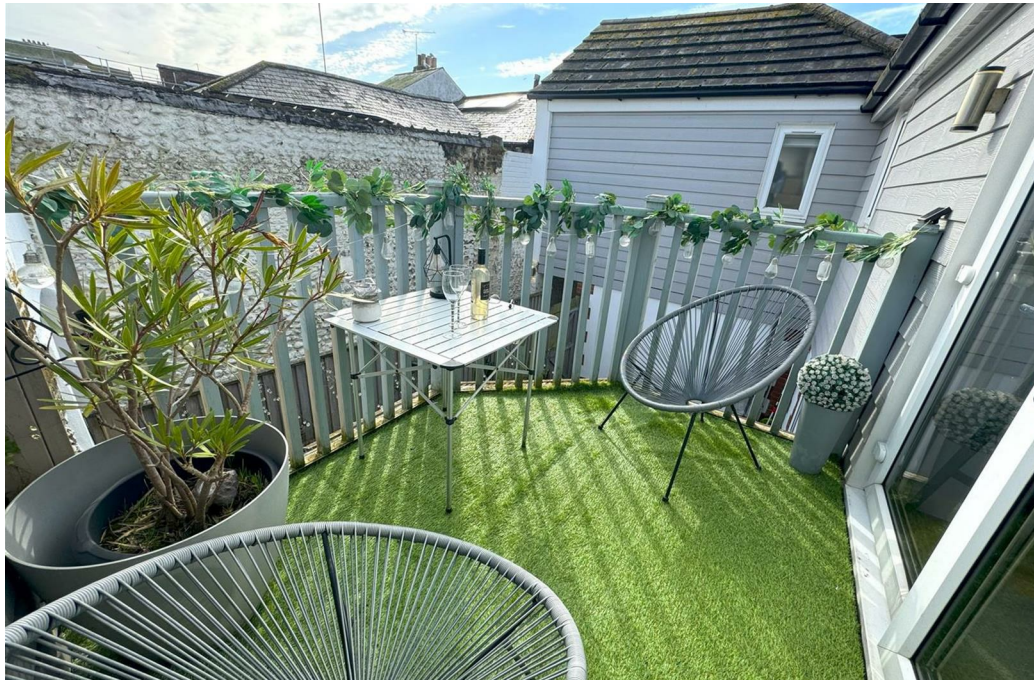
Situated conveniently, the maisonette is just 0.7 miles away from the beach, allowing easy access to the coastal charm. Additionally, the River Arun is a mere 0.3 miles away, offering scenic views and recreational opportunities. The property is also well-connected, with the train station located just 0.2 miles away, providing convenient transportation options.

The luxury bathroom adds a touch of elegance to the property, completing the overall sophisticated ambiance. This one-of-a-kind maisonette truly stands out, and to fully appreciate its unique features and charm, a viewing is highly recommended. Don't miss the opportunity to make this exceptional property your home, where modern living meets comfort and style.



Council Tax Band: A

Tenure: Leasehold



Lounge/Kitchen/Diner

12'1 x 23'10

Large open plan space with patio doors leading to the balcony. The modern kitchen is fitted with integral appliances.

Bedroom

12'7 x 11'9

This generous sized bedroom is located on the ground floor with a large window looking out onto your private garden.

Bathroom

6'8 x 7.9

Modern bathroom suite with shower over bath

Garden

Step into your own private oasis. This low maintenance PRIVATE garden makes this town centre apartment a rare gem.

Sundeck

8'10 x 6'9

Enjoy the sunshine on this additional outside space.

Lease

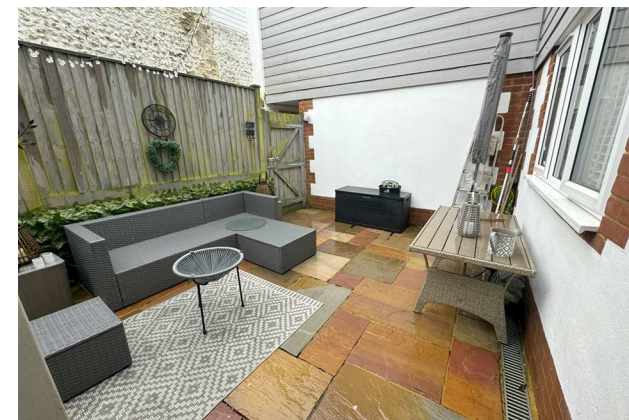
116 years remaining

Service Charge

£1051.26 paid 6 monthly

Ground Rent

£100 paid 6 monthly



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.



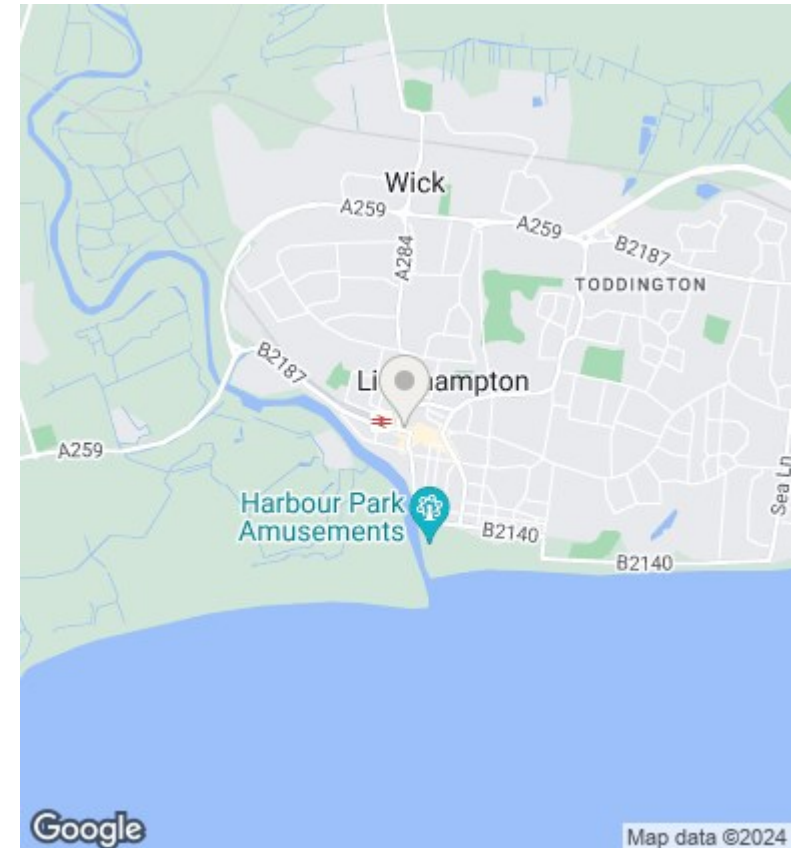
GROUND FLOOR
APPROX. FLOOR
AREA 264 SQ.FT.
(24.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 516 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

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.