

Flat 47, Millers Court Worthing Road, East Preston, Littlehampton,

£125,000

- Spacious Purpose Built 60+ Retirement Apartment
- Convenient Location Near Many Amenities
- Residents Lounge Opening To Large Patio Seating Area
- Chain Free
- Two Bedrooms
- Close To Angmering Train Station, Bus Routes & Local Shops
- Communal Gardens & Laundry Room
- Residents Parking
- 23'03 Lounge
- Kitchen With Integrated Appliances

Flat 47, Milliers Court Worthing Road, Littlehampton BN16 1AR

This spacious purpose-built two-bedroom retirement apartment offers comfortable and convenient living in a desirable location. Situated near numerous amenities, residents will find everything they need within easy reach. The property boasts several appealing features, including:

- Convenient Location:** Ideally located near Angmering Train Station, bus routes, and local shops, residents have easy access to transportation and essential services.
- Residents Parking:** Parking facilities are available for residents, ensuring convenience and accessibility for those with vehicles.
- Generous Living Space:** The apartment features a spacious 23'03 lounge area, providing ample room for relaxation and entertaining guests.
- Residents Lounge with Patio Seating Area:** Residents can enjoy a communal lounge area that opens onto a large patio seating area, perfect for socializing or enjoying the outdoors.
- Laundry Room:** A dedicated laundry room is provided within the building, offering convenience for residents to manage their laundry needs without leaving the premises.
- Communal Gardens:** Beautiful communal gardens provide a tranquil setting for residents to enjoy nature and outdoor activities.
- Modern Kitchen with Integrated Appliances:** The kitchen is equipped with integrated appliances, offering functionality and convenience for meal preparation.

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Council Tax Band: C Tenure: Leasehold



LOUNGE

23'03x10'06

Generous Living Space:
The apartment features a spacious 23'03 lounge area, providing ample room for relaxation and entertaining guests.

BEDROOM 1

15'09x9'02

BEDROOM 2

13'08x09'07

BATHROOM

06'08x05'03

KITCHEN

7'5x7'1

Modern Kitchen with Integrated Appliances:
The kitchen is equipped with integrated appliances, offering functionality and convenience for meal preparation.

Lease length

108 years remaining

Ground Rent

£495.00pa

Service Charge

£4709.14pa



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.



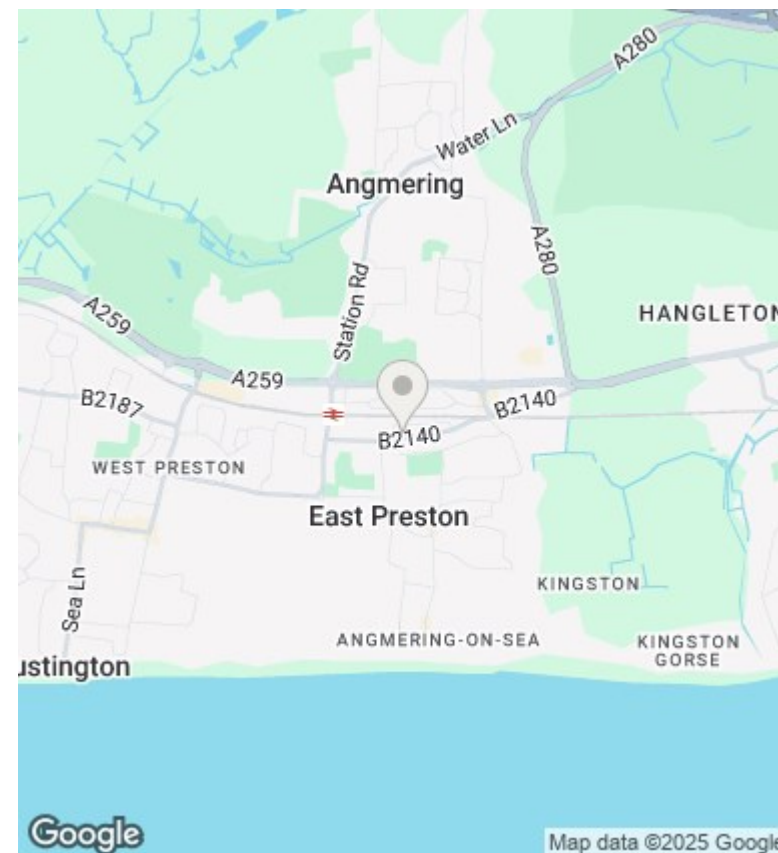
First Floor

Total Area: 673 ft² ... 62.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.