



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

£230,000

- Larger Than Average First Floor Retirement Apartment
- Residents Lounge With Social Activities
- Fully Integrated Kitchen
- Chain Free
- 23'03 Double Aspect Lounge
- Landscaped Communal Gardens
- Residents Parking Area
- Premier Development Close To The Town Centre
- 17'05 Bedroom
- Guest Suite, 24 Hour Careline & Lodge Manager Available 5 days per week

Fitzalan Road, Littlehampton BN17 5ET

Welcome to this spacious first-floor retirement apartment, boasting larger-than-average dimensions and a host of desirable features. Situated in a premier development close to the town centre, this residence offers both comfort and convenience for those seeking a relaxed yet vibrant lifestyle.

Upon entering, you are greeted by a generously sized 23'03 double aspect lounge, providing ample space for entertaining guests or simply enjoying peaceful moments by yourself. Natural light floods the room, creating a bright and inviting atmosphere perfect for relaxation.

Residents of this esteemed community have access to a dedicated lounge area, where social activities and gatherings are regularly organized, fostering a sense of community and camaraderie among neighbours.

Outside, beautifully landscaped communal gardens offer a tranquil retreat, ideal for leisurely strolls or quiet contemplation amidst nature's beauty.

The apartment features a spacious 17'05 bedroom, ensuring plenty of room for restful nights and personal retreats. Additionally, a fully integrated kitchen provides modern amenities and convenience for culinary pursuits.



Council Tax Band: B

Tenure: Leasehold



LOUNGE

23'03x10'06

BEDROOM

17'05x9'01

KITCHEN

8'05x7'01

BATHROOM

6'10x5'04

Charges

Ground Rent - £575pa

Service Charge -

£3735.36pa

Lease Length

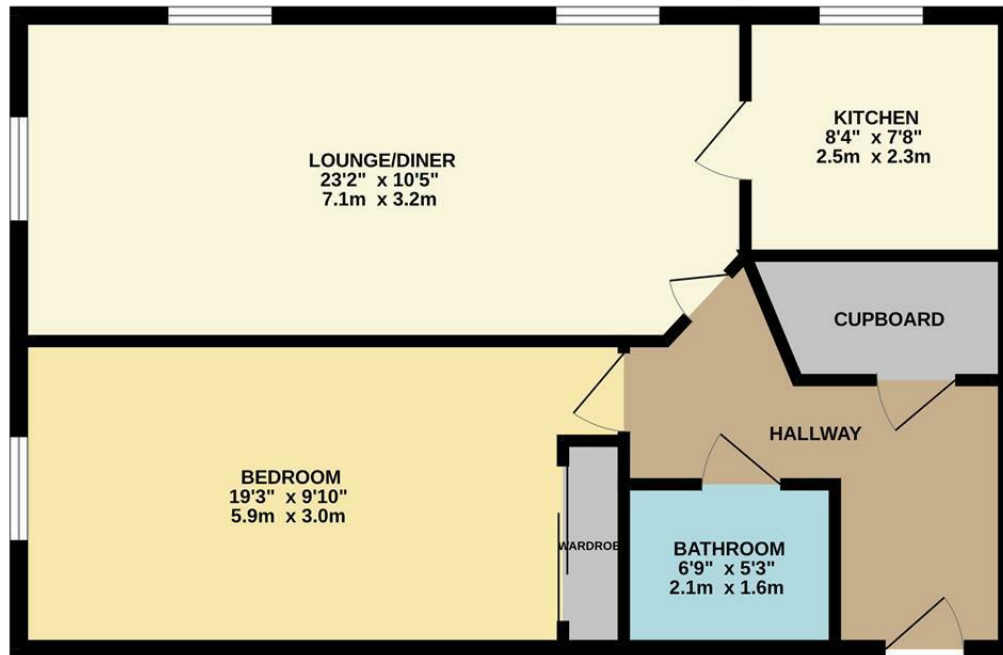
995 years remaining



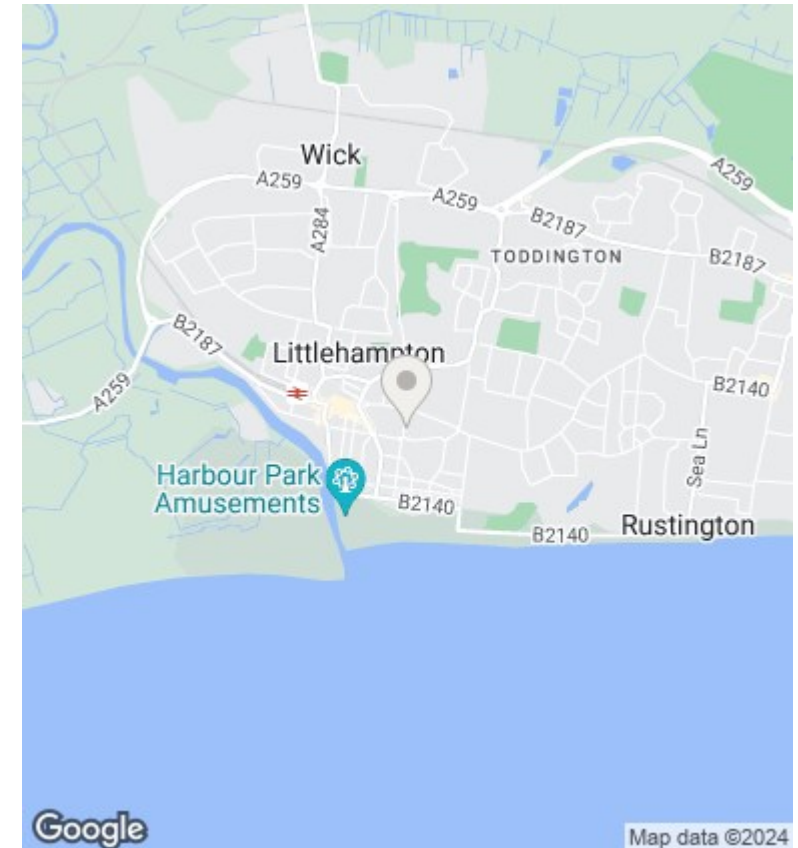
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.

GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



ONE BEDROOM FLAT
TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.