



9 Wight Court, Surrey Street, Littlehampton, West Sussex, BN17 5DJ

£325,000

- Purpose Built First Floor Apartment on Riverside Development
- Master Bedroom Benefitting from River Views & En Suite
- Family Bathroom
- Chain Free
- West Facing Balcony with Direct, Panoramic River Arun Views
- Allocated Parking Space
- 0.5 Miles to Town Centre
- Two Double Bedrooms
- 15'10 Lounge Over Looking River
- Viewing Highly Recommended

Surrey Street, Littlehampton BN17 5DJ

Welcome to this stylish purpose-built first floor apartment situated within a desirable riverside development, offering a perfect blend of modern comfort and scenic tranquillity.

Boasting two well-proportioned bedrooms, including a master bedroom complete with its own en-suite bathroom, this residence caters to both privacy and convenience. Imagine waking up to the soothing sounds of the river just outside your window, providing a serene backdrop to start your day.

The heart of the home is the spacious 15'10 lounge, adorned with large windows and doors that open onto a west-facing balcony overlooking the picturesque river. Whether you're enjoying your morning coffee or entertaining guests, this inviting space offers a seamless indoor-outdoor lifestyle experience.

With a family bathroom providing additional comfort, every aspect of this flat is designed with your needs in mind. Convenience is further enhanced by an allocated parking space, ensuring hassle-free arrivals and departures.

Nestled just a short walk from the beach and conveniently situated only 0.5 miles from the town centre, you'll enjoy easy access to a plethora of amenities, including shops, restaurants, and leisure facilities.

Offered chain-free, this riverside retreat presents an unmissable opportunity to embrace coastal living at its finest. Don't delay, schedule a viewing today and discover the endless possibilities awaiting



Council Tax Band: D

Tenure: Leasehold



LOUNGE/DINER

15'10" x 12'8"

With WEST facing double doors opening out onto the balcony which overlooks the Arun River.

KITCHEN

10'2" x 6'6"

Located off of the living room. This modern space benefits from a fitted electric oven/hob and integral washing machine.

BEDROOM ONE

14'7" x 9'4"

A large bedroom with direct views of the river. Further benefitting from a built in double wardrobe and a door leading to the ensuite

EN-SUITE

6'10" x 3'5"

A modern shower suite

BEDROOM TWO

12'0" x 8'4"

Direct views of the River.

BATHROOM

6'9" x 5'9"

A modern white suite with

window. Shower over bath.

ALLOCATED PARKING

Convenience is further enhanced by an allocated parking space, ensuring hassle-free arrivals and departures.

LEASE LENGTH

103 years

SERVICE CHARGE

£2354.94pa

GROUND RENT

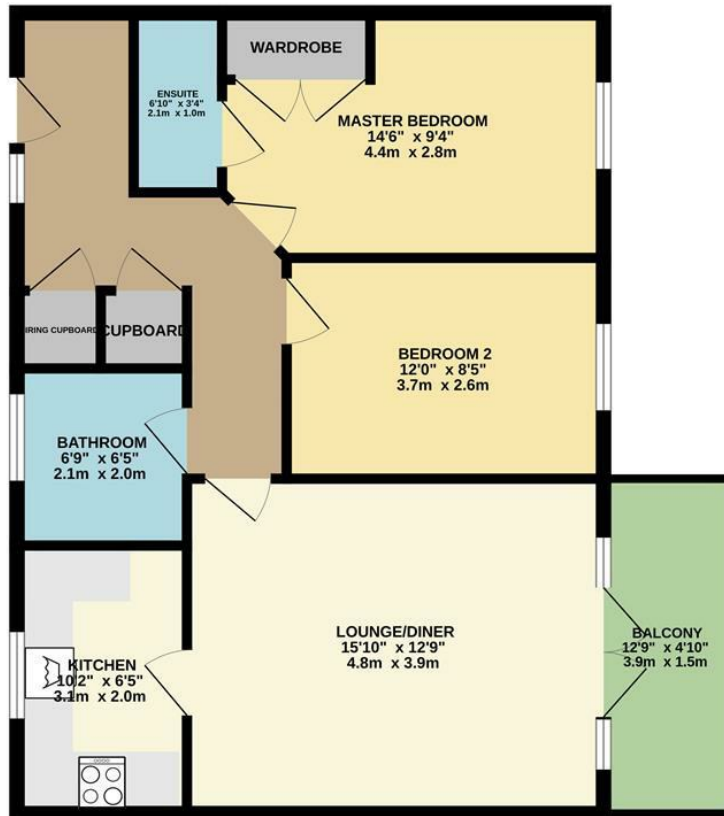
£125pa



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.

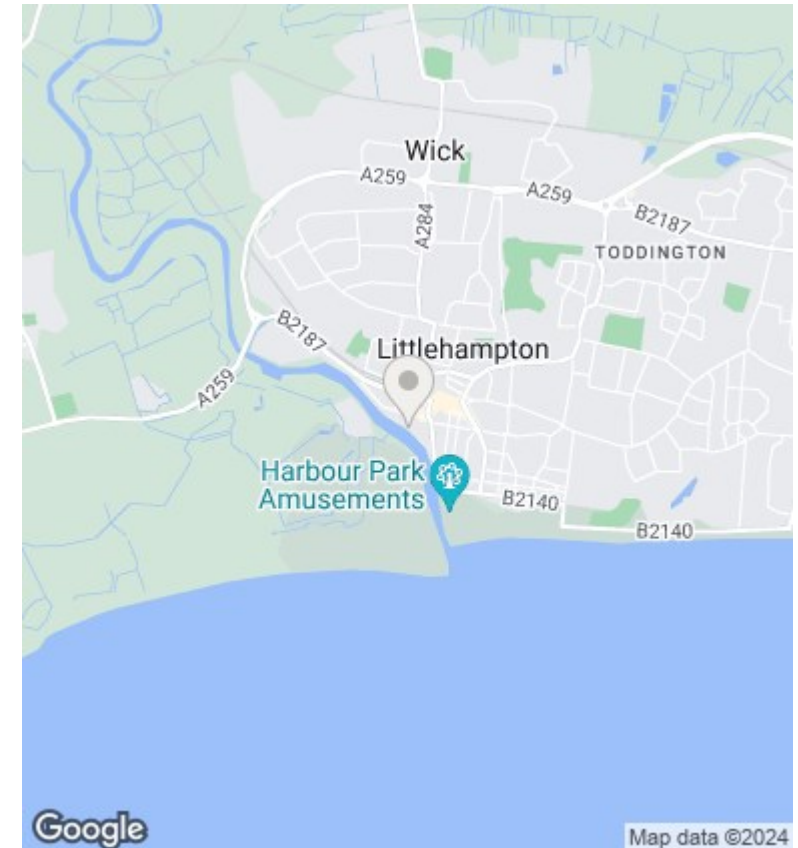
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA : 678 sq.ft. (63.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(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.