



## 24 Mariners Quay, Littlehampton, BN17 5DA

Asking Price £399,000

- Stunning 1st Floor Riverside Apartment With Panoramic Views
- 18'08 x 15'00 Lounge/Diner
- Allocated Covered Parking
- Lift Served Block
- 17'08 West Facing Balcony With Views Over River Arun
- Share of Freehold With 976 Years Remaining Lease
- 12'3 Kitchen With Fully Integrated Appliances
- Master Bedroom With En-Suite Shower Room
- Close To Train Station, Seafront & Town Centre
- Viewing Highly Recommended To Appreciate Views & Size Of Accommodation

# 24 Mariners Quay, Littlehampton BN17 5DA

Step into luxury living with this stunning riverside apartment boasting panoramic views of the picturesque River Arun. Enjoy breathtaking sunsets from your expansive 17'08 west-facing balcony, providing the perfect backdrop for relaxation or entertaining guests.

The master bedroom features a modern en-suite shower room, ensuring both comfort and convenience. The spacious 18'08 x 15'00 lounge/diner is ideal for gatherings and offers a welcoming atmosphere with its abundant natural light and captivating views.

Benefiting from a share of freehold with an impressive 976 years remaining on the lease, this property offers stability and long-term investment potential. Located close to the train station, seafront, and town centre, you'll have easy access to all amenities and attractions the area has to offer.

Never worry about parking with your allocated covered parking space and further visitors parking spaces. The well-appointed 12'3 kitchen boasts fully integrated appliances, perfect for culinary enthusiasts.

Viewing is highly recommended to fully appreciate the stunning views and generous accommodation this property has to offer. With the added benefit of being chain-free, seize the opportunity to make this riverside retreat your own.



Council Tax Band: D

Tenure: Leasehold - Share of Freehold



### LOUNGE/DINER

18'08x15'0  
Doors To West Facing  
Balcony

### KITCHEN

12'3x7'7  
With Fully Integrated  
Appliances

### BEDROOM

10'03 x 10'02  
Excluding Depth Of  
Wardrobing  
En-Suite Shower Room  
Juliette Balcony

### EN SUITE

7'4x5'4

### BEDROOM

11'05x7'04  
Excluding Depth Of  
Wardrobing

### BATHROOM

7'7x6'2

### LEASE-

Share of Freehold - Approx  
976 Years Remaining

### Maintenance-

£625 Per Quarter



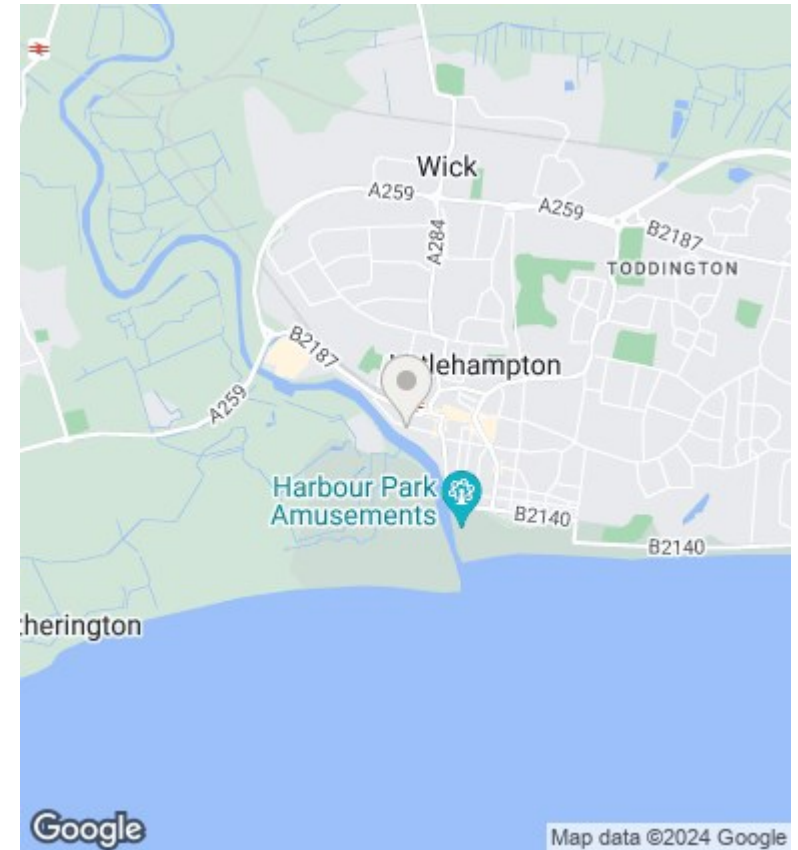
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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



Total Area: 759 ft<sup>2</sup> ... 70.5 m<sup>2</sup> (Excluding Balcony)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>79</b>	<b>82</b>
<b>England &amp; Wales</b>	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.