

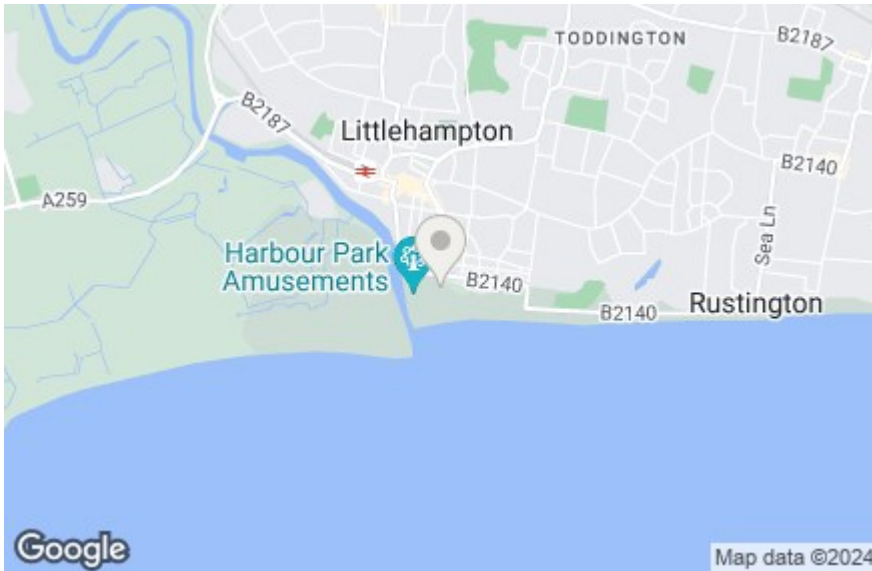


Flat 4, 63 South Terrace, Littlehampton, West Sussex, BN17 5LG

£95,000

Tenure Leasehold - Share of Freehold

- Seafront Studio Apartment
- 13'2 x 12'5 Studio Room
- Benefitting from Share of Freehold
- Double Glazing
- Separate 8'11 Kitchen
- Separate 8'10 Bathroom
- CHAIN FREE



Welcome to this charming top floor studio flat located in the picturesque South Terrace, Littlehampton, West Sussex.

An entrance hallway leads to a spacious 13'2 x 12'5 studio room, offering ample space for both living and sleeping. The separate 8'11 kitchen provides a perfect space for preparing delicious meals.

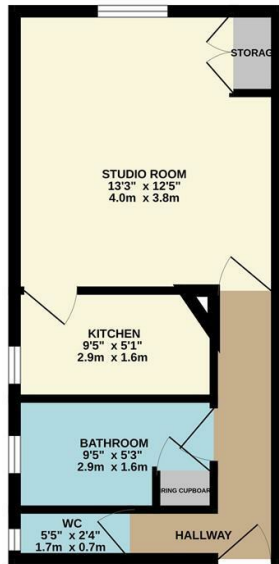
This property boasts a separate 8'10 bathroom, providing convenience and privacy.

Situated in a seafront location, this studio flat offers not just a place to live but a lifestyle. Enjoy morning strolls along the beach, breathe in the fresh sea air.

Whether you are looking for a cosy seaside retreat or a convenient place to call home, this studio flat in Littlehampton offers the perfect blend of comfort and location. Don't miss the opportunity to make this charming property your own.

Council Tax Band: A

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



STUDIO FLAT
TOTAL FLOOR AREA: 321 sq.ft. (29.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual, finished spaces and any other items shown are only approximate and no responsibility is taken for any errors, omissions or other inaccuracies. They should be treated as a guide only and not relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation 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			75
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

STUDIO ROOM
13'2" x 12'5"

KITCHEN
8'11" x 5'0"

BATHROOM
8'10" x 5'3"

GROUND RENT & SERVICE CHARGE
There is no charge. Works are divided between the flats on an as and when basis.

We have been advised that the insurance contribution for the building is approx. £400pa

Lease Length
900 Years remaining

Agents note
* Please note photographs shown are prior to current tenants occupation *

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.

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.