



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

£95,000

- Seafront Studio Apartment
- Spacious 13'2 x 12'5 Studio Room With Fitted Storage
- Benefitting from Share of Freehold
- CHAIN FREE
- Separate 8'11 Kitchen
- Balance of 900 Years on Lease
- Separate 8'10 Bathroom
- Double Glazing

## Description

Welcome to this charming second floor studio apartment located on the picturesque sea front, South Terrace, Littlehampton.

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 & separate WC, providing convenience and privacy.

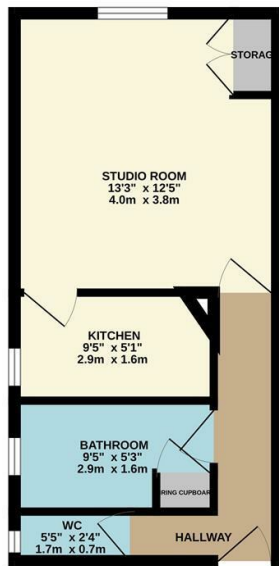
Situated in a seafront location, this studio flat offers not just a place to live but a lifestyle. Enjoy morning strolls along the beach, breathe in the fresh sea air.

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.



E 44 Council Tax Band: A | Tenure: Leasehold - Share of Freehold

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 here, measurements of areas, wall thickness, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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.