



Flat 2, 108 Arundel Road, Littlehampton, BN17 7DW

£150,000

Tenure Leasehold - Share of Freehold

- One Bedroom First Floor Apartment In Attractive Period Building
- Allocated Parking
- 13'1 Bedroom
- 9'1 Modern Shower Room
- Close To Train Station
- Share Of Freehold
- 15'2 West Facing Lounge
- 9'4 Kitchen
- Popular Location Close To Town Centre
- Just Over One Mile To River Arun/Seafont



Description

Welcome to this charming one-bedroom first-floor apartment nestled within an attractive period building. Upon entering, you are greeted by a spacious 15'2 west-facing lounge, where natural light streams in, creating a warm and inviting ambiance. This lounge provides ample space for relaxation and entertaining, with its well-proportioned layout.

Adjacent to the lounge is the 9'4 kitchen, equipped with modern amenities and offering convenience for your culinary endeavours. Whether you're preparing a quick meal or indulging in your passion for cooking, this kitchen provides a functional and stylish space to do so.

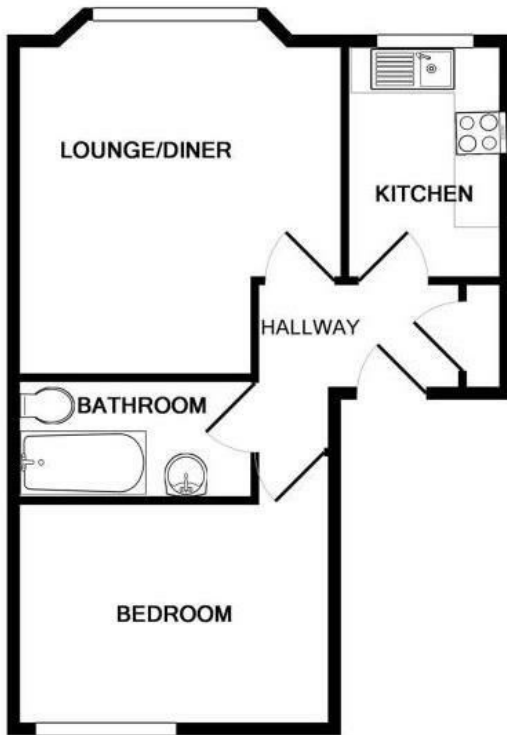
The 13'1 bedroom offers a peaceful retreat, complete with ample space for a comfortable bed and additional furnishings. Natural light floods through the windows, creating a serene atmosphere conducive to restful nights.

Completing the accommodation is the modern 9'1 shower room, providing a contemporary and refreshing space to start and end your day.

Conveniently situated in a popular location close to the town centre, this apartment offers easy access to a plethora of amenities, including shops, restaurants, and leisure facilities. Additionally, its proximity to the train station makes commuting a

Council Tax Band: A

EPC Rating: D 67



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LIVING ROOM

15'2x13'1

BEDROOM

13'01x10'05 max

KITCHEN

9'4x6'9

BATHROOM

9'1x4'7

SERVICE CHARGE

£89 including buildings insurance

LEASE -

Approx 122 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.

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.