



## 27 Hale Lodge Fitzalan Road, Littlehampton, BN17 5ET

£325,000

- Over 60's Beautifully Presented Apartment In Premier Retirement Development
- Master Bedroom With En Suite Shower Room
- Residents Lounge & Kitchen With Social Events
- Chain Free
- 19'02 South Facing Lounge
- Private Residents Parking Area
- Mobility scooter storage area & guest suite
- Two Double Bedrooms
- Beautifully Landscaped Communal Gardens
- Kitchen With Integrated Appliances



# 27 Hale Lodge Fitzalan Road, Littlehampton BN17 5ET

Nestled within a premier retirement development, this apartment epitomizes luxurious and convenient living for those seeking comfort and style. Step into the spacious 19'02 south-facing lounge, flooded with natural light, creating a warm and inviting ambiance throughout.

Boasting two generously sized double bedrooms, the master bedroom features an en-suite shower room, providing a private sanctuary for relaxation and rejuvenation.

Delight in the beautifully landscaped communal gardens, offering a serene retreat to unwind and enjoy nature's beauty.

Residents are treated to exclusive access to a communal lounge and kitchen, perfect for social gatherings and events, fostering a sense of community and camaraderie. Additional amenities include a mobility scooter storage area and guest suite, catering to diverse needs and preferences.

Hale Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

The kitchen is equipped with integrated appliances, providing both functionality and modern elegance.

Indulge in a lifestyle of comfort, convenience, and community at this meticulously presented apartment within a premier retirement development.



Council Tax Band: C

Tenure: Leasehold



## LOUNGE

19'02x10'07

## KITCHEN

8'00x7'06

## BEDROOM 1

13'09x9'02

## EN-SUITE

6'09x5'03

## BEDROOM 2

16'01x09'01

## BATHROOM

6'09x5'07

## SERVICE CHARGE/GROUND RENT/LEASE

Service charge : £4875.57  
per annum

Ground rent: £625.00 per  
annum

Lease: 993 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.

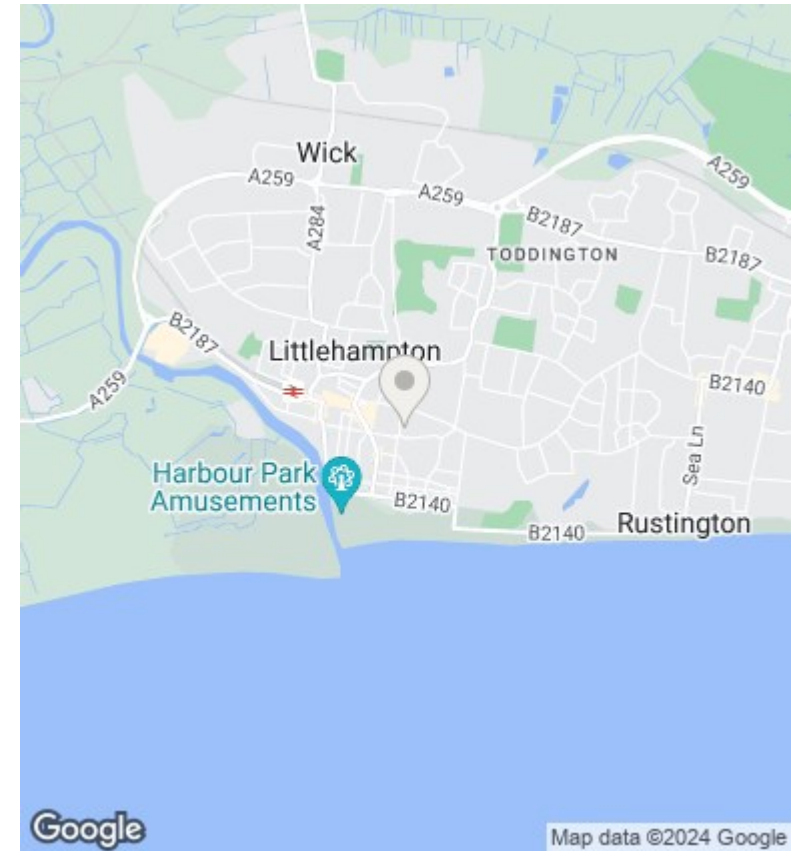
The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train 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.



GROUND FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TWO BEDROOM APARTMENT  
TOTAL FLOOR AREA: 699 sq.ft. (65.0 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) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>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.