



## 4 Duke Street, Littlehampton, BN17 6EU

£175,000

- Modern First Floor Maisonette With Own Private Entrance
- Ideal Investment
- 0.2 Miles from River
- Close To Train Station & To High Street
- Attractive Flint Fronted Building
- 18'11x17'00 Open Plan Living Space
- Modern Bathroom Suite
- Ideal Central Location
- Very Well Presented Throughout
- Viewing Highly Recommended

## Description

Welcome to this charming first-floor maisonette boasting its own private entrance, offering a delightful blend of comfort and convenience. As you step inside, you're greeted by an expansive 18'11" x 17'0" open-plan living space, thoughtfully designed to accommodate modern lifestyles. The seamless integration of the living, dining, and kitchen areas creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining.

The accommodation further comprises a generously sized 12'1" x 10'1" double bedroom, providing a peaceful retreat for restful nights. Adjacent lies a modern bathroom suite, exuding contemporary elegance and functionality.

Situated in an ideal central location, this property offers unparalleled accessibility, being conveniently close to both the train station and the bustling high street. Whether you're commuting to work or exploring the vibrant local amenities, everything you need is just moments away.

Presented with meticulous attention to detail, this maisonette is in impeccable condition throughout, ensuring a comfortable and hassle-free living experience. Nestled within an attractive flint-fronted building, it exudes charm and character, making it a truly inviting place to call home.

With its myriad of appealing features and enviable location, this property is sure to attract keen interest. Viewing is highly recommended to fully appreciate all that it has to offer. Don't miss out on the opportunity to make this your own slice of paradise.

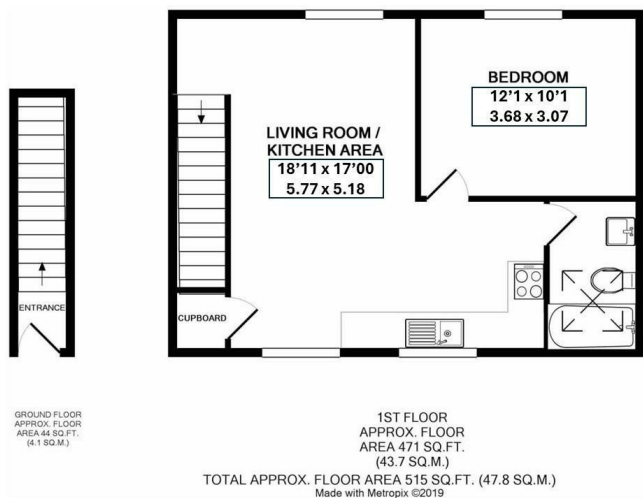
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Council Tax Band: B | Tenure: Leasehold



### LOUNGE/KITCHEN 18'11x17'0

A dual aspect, modern, open plan living space. Flooded with light this space is spacious and functional.

### BEDROOM 12'1x10'1

A generously sized double bedroom, providing a peaceful retreat for restful nights.

### BATHROOM 8'05x5'02

A modern bathroom suite, exuding contemporary elegance and functionality.

### LEASE Approx 120 Years Remaining

### MAINTENANCE CHARGE Approx £470 pa

### GROUND RENT Approx £125 pa

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.