



## FFF, 28 East Ham Road, Littlehampton, West Sussex, BN17 7AP

**£150,000**

- First Floor Conversion In Period Building
- 14'9 x 11'4 South/West Facing Lounge/Diner
- Close To Train Station
- Low Outgoings
- White Bathroom Suite
- Share of Freehold with 155 Years Remaining on Lease
- 11'4 x 10'11 Double Bedroom
- Close To Town Centre
- 9'3 Kitchen
- Chain Free

# Description

## Charming First Floor Period Conversion - Ideal Location with Share of Freehold

### Property Overview:

Nestled in a picturesque period building, this delightful first-floor conversion offers a harmonious blend of classic charm and modern convenience. With the added benefit of a share of freehold and an impressive lease term of approximately 155 years remaining, this residence is an excellent investment opportunity.

### Key Features:

**Lounge/Diner:** A bright and spacious 14'9" x 11'4" south-west facing lounge/diner, perfect for relaxing and entertaining while basking in natural light throughout the day.

**Double Bedroom:** A comfortable 11'4" x 10'11" double bedroom, offering ample space for a restful night's sleep and plenty of storage options.

**Kitchen:** A well-proportioned 9'3" kitchen, designed for practicality and equipped with all the essentials for your culinary needs.

**Bathroom:** A contemporary white bathroom suite, combining style and functionality to provide a serene space for your daily routines.

### Location Highlights:

**Convenient Access:** Ideally located close to the train station, making commuting a breeze for professionals and travellers alike.

**Proximity to Town Centre:** Just a short walk to the town centre, where you can enjoy a variety of shops, restaurants, and amenities.

**Low Outgoings:** Benefit from low outgoings, enhancing the appeal of this already desirable property.

### Additional Information:

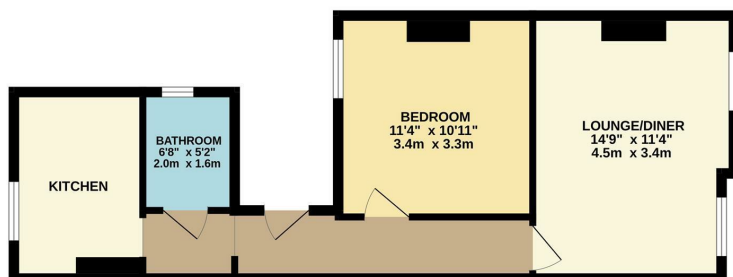
**Chain Free:** The property is offered chain-free, ensuring a smooth and swift purchasing process.

This first-floor period conversion presents a unique opportunity to own a charming home with a blend of historical character and modern comforts, all within a highly sought-after location.

Ideal for first-time buyers, investors, or those looking to downsize, this property is not to be missed.



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



ONE BEDROOM FLAT  
TOTAL FLOOR AREA: 465 sq.ft. (43.2 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 the responsibility is solely 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.  
Made with Metropix 02024

### Lounge/Diner

14'9" x 11'4"

Textured ceiling, two UPVC double glazed windows, fireplace, electric storage heater.

### Kitchen

9'3" x 7'3"

### Bedroom

11'4" x 10'11"

Textured ceiling, UPVC double glazed window, fireplace, electric heater.

### Bathroom

6'3" x 5'4"

Three piece white suite, laminate floor.

### Lease

155 years

### Service Charge

Service Charge is very informal and repairs are split equally between the two flats. This typically works out at £70.00 per month, including building insurance contribution.

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.