



18 Mariners Quay, Littlehampton, BN17 5DA

Guide Price £450,000

- Stunning Riverside Apartment With Direct Views Over River Arun
- 26'5 West Facing Lounge/Dining Room
- 14'7 Refitted Fully Integrated Kitchen
- Chain Free
- 30' Private Boat Mooring
- 12'5 Master Bedroom With Dressing Room
- Allocating Parking In Car Barn With Further Visitors Parking Area
- 22'11 West Facing Sun Room With Far Reaching River Views
- Share Of Freehold With Lengthy Lease
- Viewing Highly Recommended To Appreciate Condition Of Property

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This exquisite riverside apartment offers a rare opportunity to enjoy unparalleled views over the serene River Arun. With a private 30' boat mooring and a share of freehold complemented by a lengthy lease, this property embodies luxurious waterfront living.

From the west facing sun room, bask in the breath taking, far-reaching river views from the comfort of your expansive sunroom, perfect for unwinding and entertaining. This spacious area combines living and dining with picturesque river vistas, ensuring every meal and gathering is framed by natural beauty.

Retreat to your master suite featuring a dedicated dressing room, offering both comfort and convenience.

Cook in style in the modern, fully integrated kitchen equipped with top-of-the-line appliances and ample space.

Benefit from allocated parking in the car barn, along with additional visitor parking spaces.

Move in with ease as this property is offered chain free.

To truly appreciate the impeccable condition and premium features of this apartment, a viewing is highly recommended.

Don't miss this unique opportunity to own a slice of riverside paradise, perfectly designed for a sophisticated and relaxed lifestyle. Contact us today to arrange a viewing and experience the allure of this exceptional property first hand.



Council Tax Band: D

Tenure: Leasehold



SITTING/DINING ROOM

26'5 max x 15'11 max
Double Aspect, west facing
with far reaching views
towards golf course & across
the river Arun.

KITCHEN

14'7 x 7'7
Fully integrated, with ample
storage.

BEDROOM 1

12'5x10'02
With separate dressing room
& Juliet balcony.

DRESSING ROOM

Previously en-suite shower
room. The owner advised
plumbing remains so can be
reinstated if preferred.

BEDROOM 2

12'5x7'5
With fitted storage.

WEST FACING SUN ROOM

22'11x8'4

SERVICE CHARGE

£2500 per annum payable
quarterly

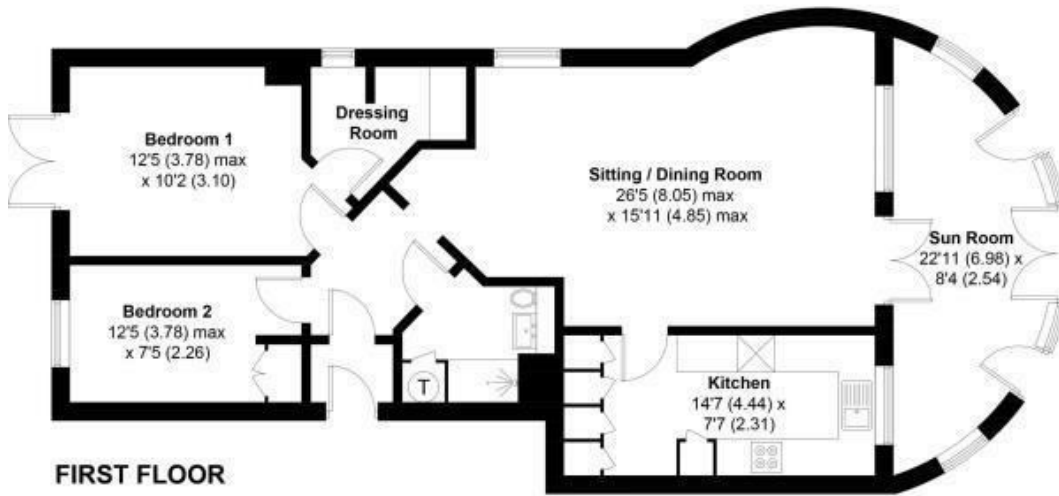
LENGTH OF LEASE

999 Year Lease Expiring in
3000 (share of freehold)

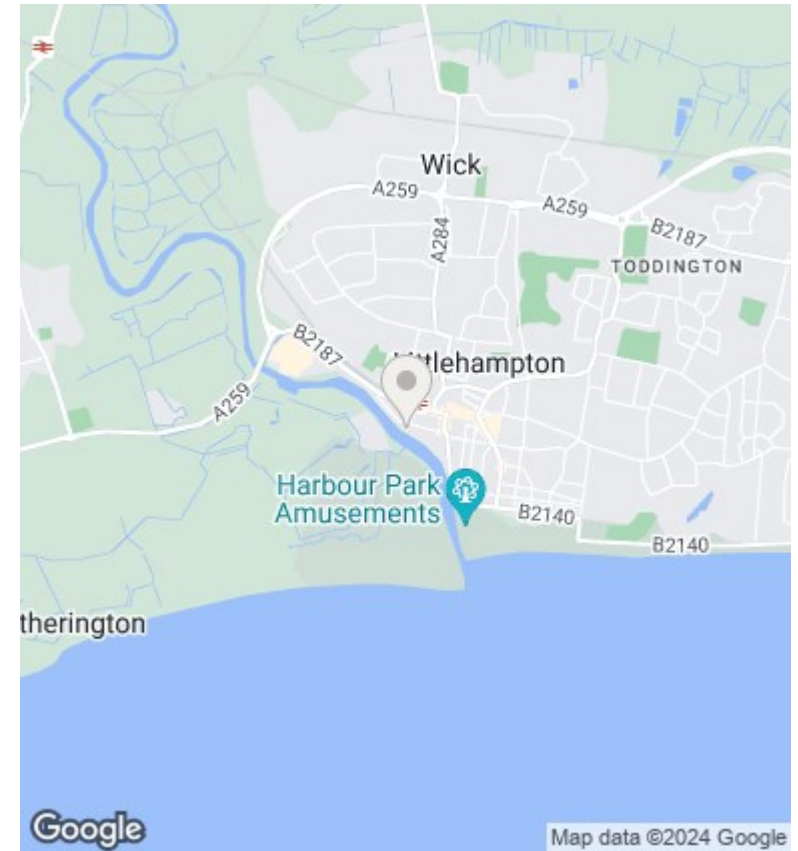


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APPROXIMATE GROSS INTERNAL AREA = 1044 SQ FT / 97.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1081062) Produced for Jackson - Stops



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.

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