

12 Riverside Rope Walk, Littlehampton, Littlehampton, BN17 5DE

£220,000

- BEAUTIFULLY Presented Freehold Semi Detached Bungalow
- Refurbished To A High Standard
- Close to West Beach & Littlehampton Golf Club
- Chain Free
- RIVERSIDE Location
- Allocated Parking Space
- Private Front Garden & Rear Courtyard
- Communal Riverside Patio Area With Direct River Views
- 12'1 x 12' Lounge with LOG BURNER
- Viewing Highly Recommended

Welcome to this charming bungalow in the heart of Rope Walk. This delightful semi-detached property boasts a residents river terrace, a cosy reception room with a wood burner, both perfect for relaxing after a long day.

The property features a well-maintained bathroom & double bedroom, ensuring your comfort and convenience. Situated in a serene area just 0.6 miles to the beach, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life.

Parking is made easy with space for one vehicle, providing you with the convenience you need. Whether you're a first-time buyer, downsizing, or looking for a tranquil holiday home, this bungalow is sure to meet your needs.

Don't miss out on the opportunity to make this lovely, riverside property your own. Contact us today to arrange a viewing and take the first step towards calling this bungalow in Rope Walk, Littlehampton, your new home!

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Council Tax Band: A

Tenure: Freehold



LOUNGE

12'1" x 12'0"

KITCHEN

8'9 x 6'1"

BEDROOM

11'5" x 8'0"

BATHROOM

8'00x5'05

RESIDENTS PATIO

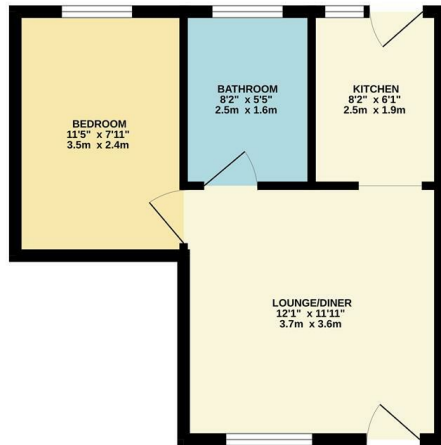
We have been advised that there is a yearly contribution of £200 pa for the upkeep of this space.

AGENTS NOTE

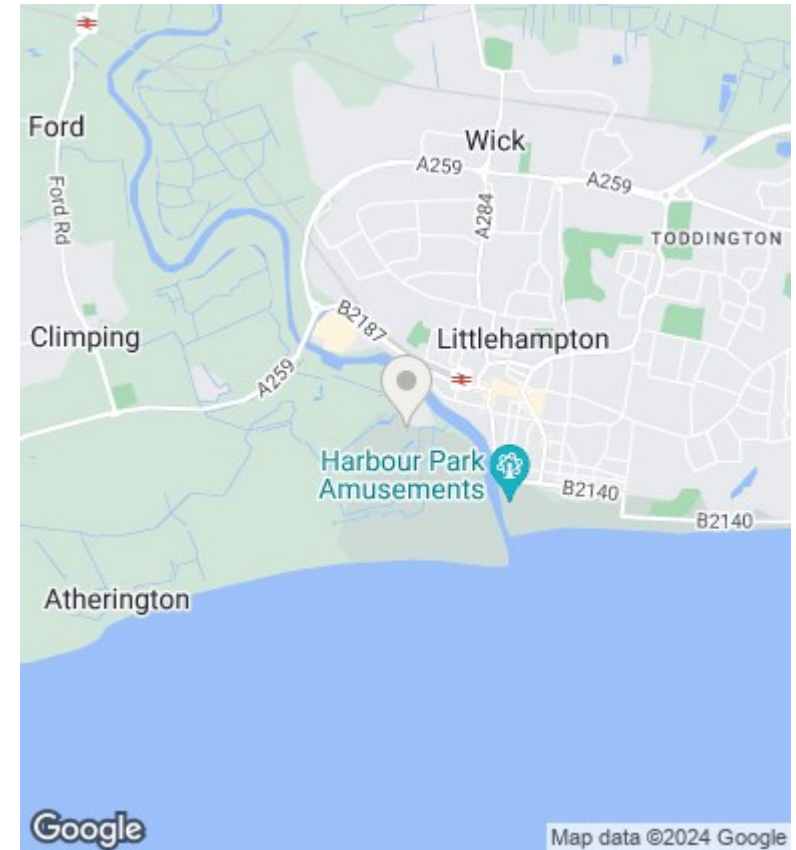
Please be advised that this property has flooded in the last 12 months.



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



SEMI DETACHED BUNGALOW
TOTAL FLOOR AREA: 332 sq. ft. (30.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not be used as a basis for any purchase or other transaction. The purchaser is advised to verify all measurements and details with the vendor as to their accuracy or efficiency can be given. Plans with reference 02/24



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.