



39 Oakland Court Fitzalan Road, Littlehampton, BN17 5JD

£117,500

- Purpose Built Second Floor Retirement Apartment for the over 60's
- 18'00 South Facing Lounge
- Residents Car Parking & Lift Served Building
- 15'11 Master Bedroom
- Communal Laundry Room
- Two Double Bedrooms
- Spacious Refitted Shower Room With Large Step In Cubicle
- Modern Refitted Kitchen
- On Site Manager
- Chain Free

Description

Welcome to this purpose-built retirement apartment, designed for comfort and convenience. This spacious residence features two double bedrooms, including a generous 15'11" master bedroom. Enjoy the bright and airy 18'00" south-facing lounge, perfect for relaxation and entertaining.

The modern kitchen offers contemporary amenities, making meal preparation a delight. The spacious refitted shower room features a large step-in cubicle, ensuring ease of use and comfort.

Residents will appreciate the convenience of on-site amenities, including a communal laundry room and dedicated car parking. An on-site manager is available to assist with any needs, adding an extra layer of support and security.

This chain-free property offers a seamless move-in experience, allowing you to enjoy your new home without delay. Experience the ideal blend of independence and community in this thoughtfully designed retirement apartment.

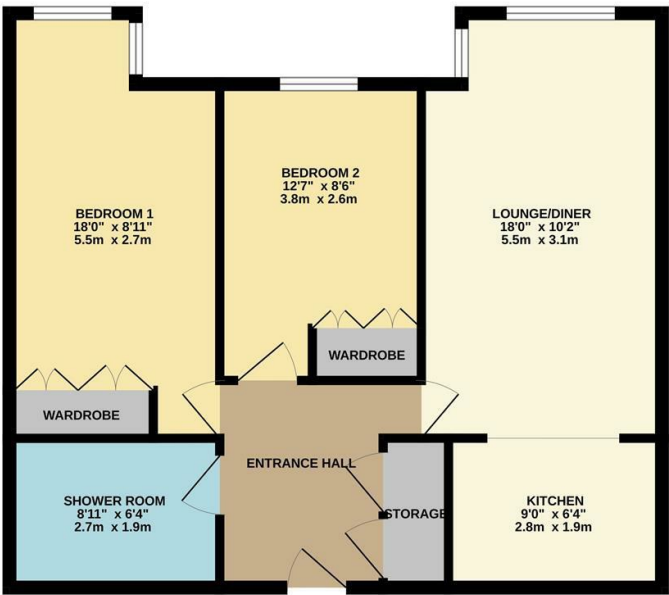
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Council Tax Band: B | Tenure: Leasehold



LOUNGE/DINER
18 x 10'01

KITCHEN
9 x 6'04

BEDROOM ONE
15'11 x 9'5

BEDROOM TWO
12'07 x 8'05

SHOWER ROOM
6'05 x 9'04

SERVICE CHARGE
Approx £3766.56

GROUND RENT
Approx £75 PA

LEASE
125 Years from 24th June 1984

TWO BEDROOM FLAT
TOTAL FLOOR AREA: 630 sq. ft. (58.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are based on the information as to their quantity and efficiency can be given.
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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.