



# Flat 10, County Wharf, Pier Road, Littlehampton, BN17 5AF

£350,000

- First floor, two bedroom apartment at the prestigious, County Wharf riverside development
- Security alarmed, satellite and terrestrial tv, high speed internet & gas central heating
- Two double bedrooms, one with ensuite & an additional bathroom
- Offered chain free
- One of County Wharf's six larger, purpose built apartments, situated in a prime position
- Westerly facing lounge, a sunny balcony and just a few feet away from the waters edge. Uninterrupted views across the harbour, golf course and towards the sea
- Private pedestrian gate to the riverside walkway & seafront promenade
- Electric gates, designated parking bay, visitor parking, security entryphone system, lift & heated hallways
- Fully integrated West facing kitchen overlooking the river & yacht club
- With coastal living at it's best, the property is just a short walk to the town, supermarkets, restaurants, bus terminal and train station



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Stylish purpose-built first floor apartment situated within a desirable riverside development, offering a perfect blend of modern comfort and scenic tranquillity.

Elegantly designed riverside apartment, offering breath taking direct views across the River Arun and towards the Littlehampton Golf Course. This stunning first-floor residence features a spacious 18'11" west-facing lounge/diner, complete with French doors that open onto a balcony, perfect for enjoying picturesque sunsets across the river.

The 15'2" fully integrated kitchen provides a beautiful view of the river, making cooking and dining a delightful experience.

The master bedroom boasts a Juliet balcony and a modern en suite shower room. A further second bathroom and bedroom includes the benefit of fitted wardrobes for residents or guests alike.

This apartment includes an allocated parking space, with additional visitors' spaces available, ensuring convenience for you and your guests. Situated in the heart of Littlehampton, residents can enjoy the tranquillity of this riverside setting, while still being within walking distance to the towns shops, amenities and attractions. With no onward chain, don't miss the opportunity to make this stylish apartment your new home!



Council Tax Band: D

Tenure: Leasehold



### LOUNGE/DINER

18'11 x 13'11

West Facing, with french doors onto the balcony & provides access to the kitchen.

### KITCHEN

15'2 x 7'8

Over looking the river, with a range of work tops, built in cupboards and integral appliances.

### BEDROOM ONE

14'8 x 10

With it's own en-suite shower room, fitted wardrobes & Juliet balcony.

### EN SUITE

7'2 x 5

### BEDROOM TWO

14'6 max x 7'2

With fitted wardrobes.

### BATHROOM

7'8 x 6'4

### INNER HALLWAY

10'10 x 9

With two fully shelved storage cupboards.

### LEASE

104 Years Remaining.

### SERVICE CHARGE

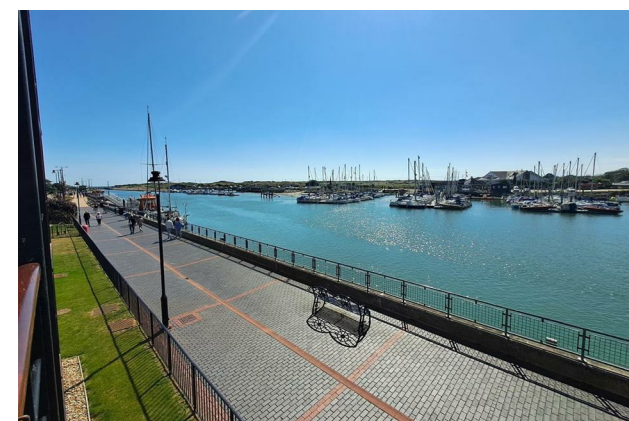
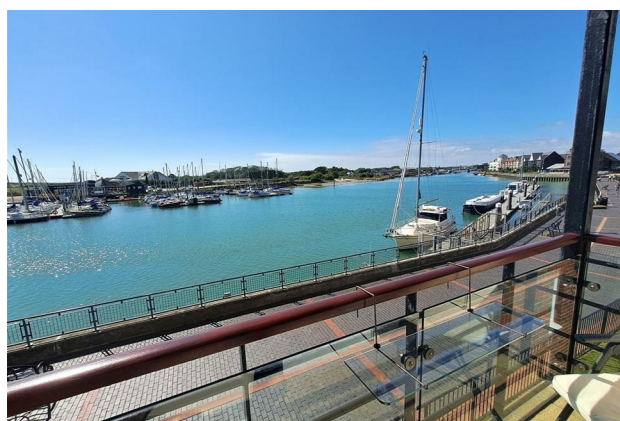
£2,600 PA

### GROUND RENT

£339.79 PA

### NOTE

The photos towards the river have been taken from the balcony of this apartment to highlight the desirable, riverfront location.

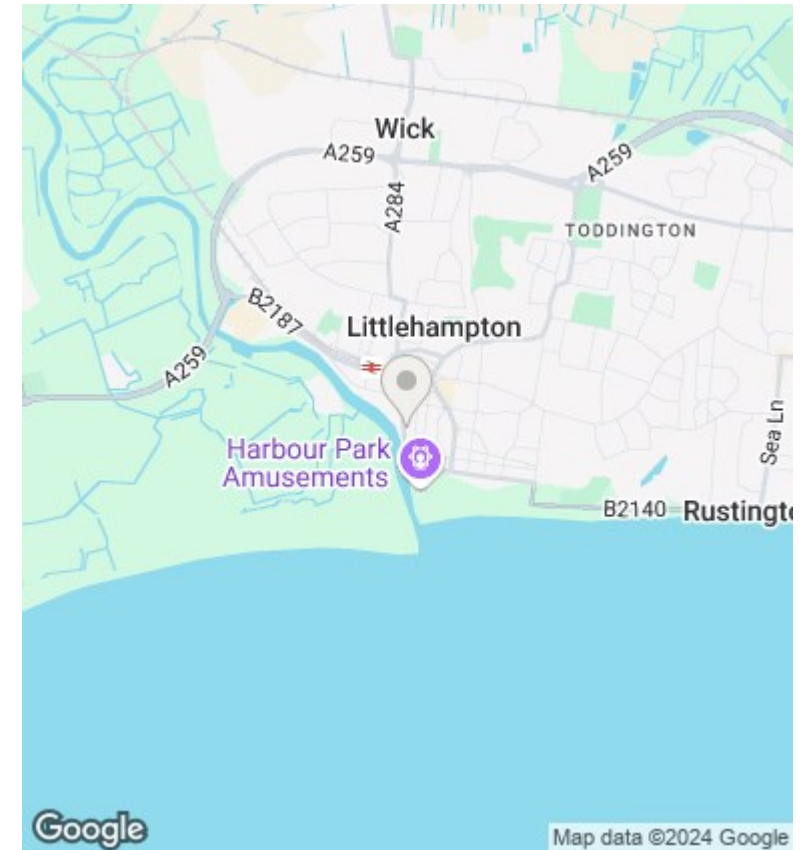






Total Area: 867 ft<sup>2</sup> ... 80.5 m<sup>2</sup> (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jim 2021



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.