



## 11 Cornwall Gardens York Road, Littlehampton, BN17 6EZ

£154,950

- Top Floor (2nd) Purpose Built One Bedroom Apartment
- Residents Parking Area
- Refitted 7'01 Bathroom
- Extended Lease
- Close To Train Station & Town Centre
- 17'00 Double Aspect Lounge With Juliet Balcony
- 11'03 Kitchen
- 13'00 Westerly Aspect Double Bedroom
- Convenient Central Location
- Chain Free

## Description

Bright top-floor (2nd) one-bedroom apartment, purpose-built for modern living, offers a comfortable and convenient layout. The property boasts a spacious 17'00 double aspect lounge that is bathed in natural light, complete with a Juliet balcony providing a lovely indoor/outdoor touch.

The kitchen, measuring 11'03, is well-proportioned and practical, while the recently refitted 7'01 bathroom adds a touch of modern elegance. The 13'00 westerly aspect double bedroom is perfect for a peaceful retreat, benefiting from beautiful afternoon and evening light.

The apartment comes with an extended lease, ensuring long-term security, and offers the convenience of a residents' parking area. Located centrally, it is just a short walk from the beach, train station and town center, making it ideal for commuters or those who enjoy easy access to local amenities.

This property is offered chain-free, providing a straightforward purchasing process. Don't miss the opportunity to make this wonderful apartment your new home!



GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



LIVING ROOM  
17'00x11'04

KITCHEN  
11'03x7'08

BEDROOM  
13'00x10'05

BATHROOM  
7'01x6'04

LEASE  
Approx 138 years remaining

SERVICE CHARGE  
Approx £102.28 pcm

TOTAL FLOOR AREA: 554 sq ft. (51.4 sq.m.) approx.  
While 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 no responsibility is taken for any error or omission in the statement. This plan is an illustrative proposal only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or 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.