



11b St. Catherines Road, Littlehampton, West Sussex, BN17 5HS

£150,000

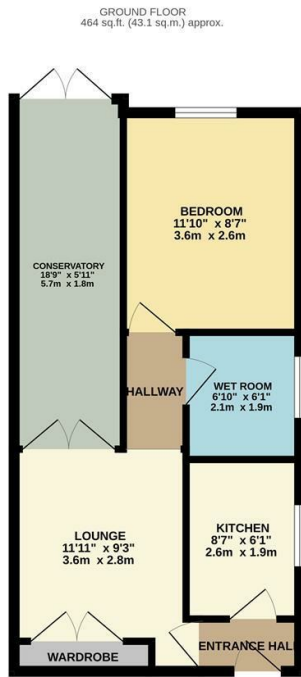
- *CALLING ALL INVESTORS*
- 11'10 x 8'7 Double Bedroom
- Allocated Parking Space to Rear
- Close to Town Centre & Train Station
- Situated within an Attractive Period Building, Overlooking Caffyns Field
- Ground Floor Apartment
- Enclosed West Facing Rear Patio + Communal Gardens
- Situated 0.2 Miles From Seafront
- 18'9 x 5'11 Conservatory/Sun Room
- Gas Central Heating

Description

CALLING ALL INVESTORS

This well positioned ground floor apartment is located within an attractive period building overlooking Caffyns Field in St. Catherines Road. The property features a spacious 11'10 x 8'7 double bedroom, a generous 18'9 x 5'11 conservatory/sunroom, and an enclosed west-facing rear patio that opens on to well-maintained communal garden. It also includes an allocated parking space at the rear and a further communal garden to the front of the building.

Conveniently situated just 0.2 miles from the seafront and within close proximity to the town centre and train station, this apartment offers both comfort and convenience. Additional highlights include gas central heating.



ONE BEDROOM GROUND FLOOR FLAT
TOTAL FLOOR AREA - 464 sq. ft. (43.1 sq. m.) approx.
Whilst 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, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE
9'03 x 11'11

KITCHEN
6'01 x 8'07

BEDROOM
8'07 x 11'01

CONSERVATORY
5'11 X 18'09

WET ROOM
5'08 x 6'10

LEASE
Approx 110 years remaining.

SERVICE CHARGE
Approx £850 pa. Please note this figure is taken from last years accounts.

GROUND RENT
£50 PA

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.