



10B East Street, Littlehampton, BN17 6AW

£235,000

- Brand Newly Converted 'Loft Style' First Floor Apartment
- Share of Freehold with New 999 Year Lease
- Electric Velux Blinds
- Separate Utility Area
- Centrally Located Close to Local Amenities
- Own Private Entrance
- Stunning Open Plan Lounge/Kitchen/Diner with Vaulted Ceilings
- Chain Free
- Access to Communal Courtyard
- Viewing Highly Recommended to Appreciate Quality & Style of Property

Description

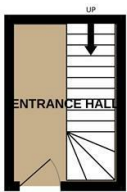
This brand-newly converted, loft-style apartment offers modern living at its finest. Boasting its own private entrance and a share of freehold with a new 999-year lease, this property combines both style and practicality. The open-plan lounge, kitchen, and dining area features vaulted ceilings, creating a spacious and contemporary feel, while the electric Velux blinds add a touch of luxury.

Additional features include a separate utility area, access to a communal courtyard, and the benefit of being chain-free. Centrally located near local amenities, this apartment offers convenience alongside style. Viewing is highly recommended to truly appreciate the quality and unique design of this exceptional property.



Council Tax Band: | Tenure: Leasehold -
Share of Freehold

GROUND FLOOR
69 sq. ft. (6.4 sq.m.) approx.



1ST FLOOR
649 sq. ft. (60.2 sq.m.) approx.



TWO BEDROOM MAISONETTE

TOTAL FLOOR AREA: 717 sq. ft. (66.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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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OPEN PLAN LOUNGE/KITCHEN/DINER
28'08 15'04

BEDROOM ONE
15'01 max x 10'03

STUDY/BEDROOM TWO
9'09 x 5'08

UTILITY AREA
10'02 x 6'11

SHOWER ROOM
9'09 x 3'07

LEASE
SHARE OF FREEHOLD- Balance of a 999 year lease.

SERVICE CHARGE
£675 pa

GROUND RENT
Peppercorn

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.