



## Flat 1, 65 Arundel Road, Littlehampton, BN17 7DE

£140,000

- Ground Floor Apartment
- Occupying the Whole Ground Floor
- 13'11 Refitted Modern Kitchen/Breakfast Room with Quartz Worktops
- Low Outgoings
- Potential for Buyer to Add Their Own Stamp to Property
- One Double Bedroom
- 10'01 x 15'11 Lounge with Bay Window
- Under 1 Mile to Seafront
- L Shape Outside 'Courtyard' Style Space to Rear
- Double Glazing & Gas Central Heating

# Description

Charming Ground Floor Apartment offering a comfortable and spacious living space with fantastic potential for customisation.

Upon entering, you are welcomed into a well-proportioned reception room with a bay window, allowing for plenty of natural light.. The property features one spacious double bedroom, with space for storage and provides a retreat at the end of the day. The modern Kitchen/Breakfast Room has recently been refitted with sleek quartz worktops, making it both stylish and functional for meal prep or casual dining. Accessed from the kitchen, the private area to the rear offers a bijout outside area for the use of the homeowner.

This property is ideal for those seeking a low-maintenance lifestyle in a vibrant coastal town. Littlehampton is known for its beautiful beaches, scenic riverside walks, and a variety of local amenities, including shops, cafes, and restaurants. The flat's location offers easy access to public transport, making it convenient for commuting or exploring the surrounding areas.

Whether you are a first-time buyer, a couple, or looking to invest in a rental property, this flat presents an excellent opportunity. With its historical charm and prime location, it is a must-see for anyone looking to enjoy the best of coastal living in Littlehampton.

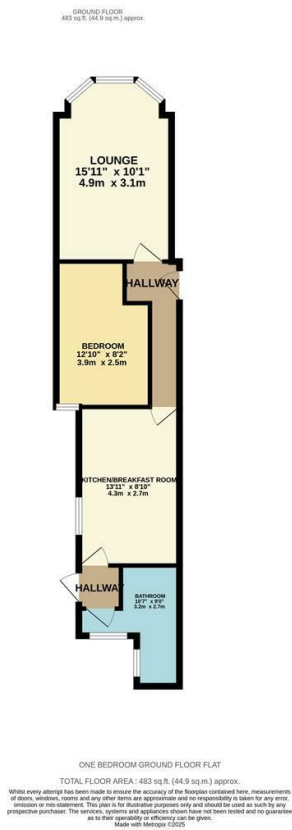
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Council Tax Band: A | Tenure: Leasehold



- LOUNGE  
10'01 x 15'11 max into bay window
- KITCHEN/BREAKFAST ROOM  
13'11 x 8'10
- BEDROOM  
12'10 x 8'03
- BATHROOM  
10'7 x 9
- HALLWAY  
13'01 x 4 max
- LEASE  
Approx 93 years remaining.
- SERVICE CHARGE  
Approx £50 PCM
- GROUND RENT  
Approx £200 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 restuarants 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.