



67B Arundel Road, Littlehampton, BN17 7DE

£140,000

- First Floor Period Conversion Apartment
- Close To Town Centre & Train Station
- 9'9 Modern Refitted Kitchen
- Viewing Highly Recommended
- 16'02x13'08 Bay Fronted Lounge/Diner
- 147 Year Remaining on Lease
- Stunning Refitted Shower Room
- Very Well Presented Throughout
- Private Entrance To Rear of Building
- 10'11 Double Bedroom With Extensive Built In Wardrobes

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First-floor period apartment is beautifully presented throughout, offering a comfortable and stylish living space. The spacious bay-fronted lounge/diner, measuring 16'02" x 13'08", is a standout feature, providing a light and airy atmosphere. The property boasts a modern, refitted kitchen (9'9") with contemporary finishes, along with a stylish, updated shower room.

The well-sized double bedroom (10'11") includes extensive built-in wardrobes, ensuring plenty of storage space. The apartment benefits from a private entrance at the rear of the building, adding a sense of privacy and exclusivity. The stairs to the rear benefit from being recently upgraded!

With 147 years remaining on the lease, this property offers long-term security. Its prime location is within easy reach of the town centre and train station, making it ideal for those seeking convenience and accessibility.

Viewing is highly recommended to fully appreciate the quality and potential of this lovely apartment.



Council Tax Band: A

Tenure: Leasehold



LOUNGE

16'02x13'08

BEDROOM

10'11x10'07

KITCHEN

9'9x9'3

L-Shaped

BATHROOM

7'8x4'5

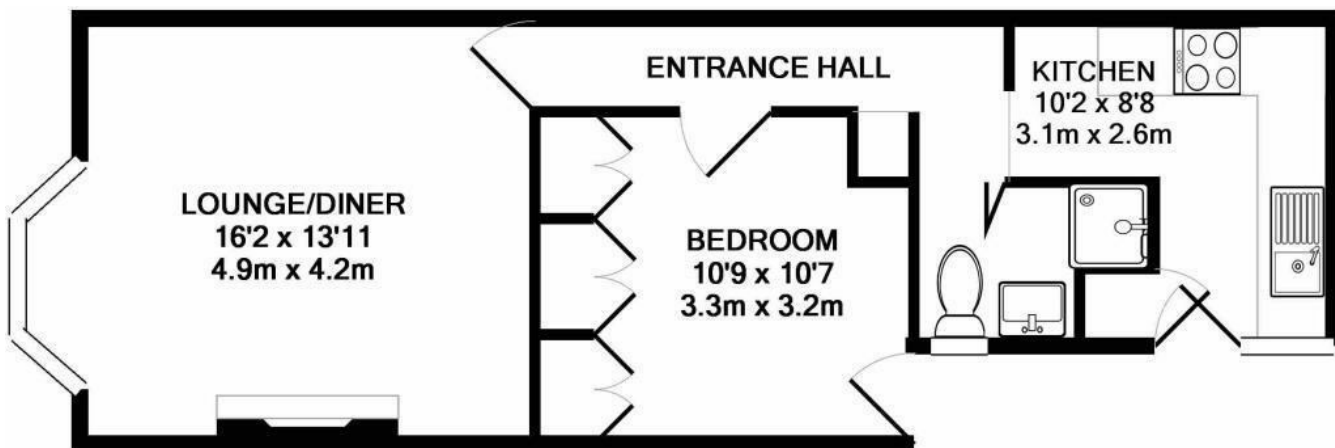
LEASE/SERVICE CHARGE

Lease: 147 years remaining

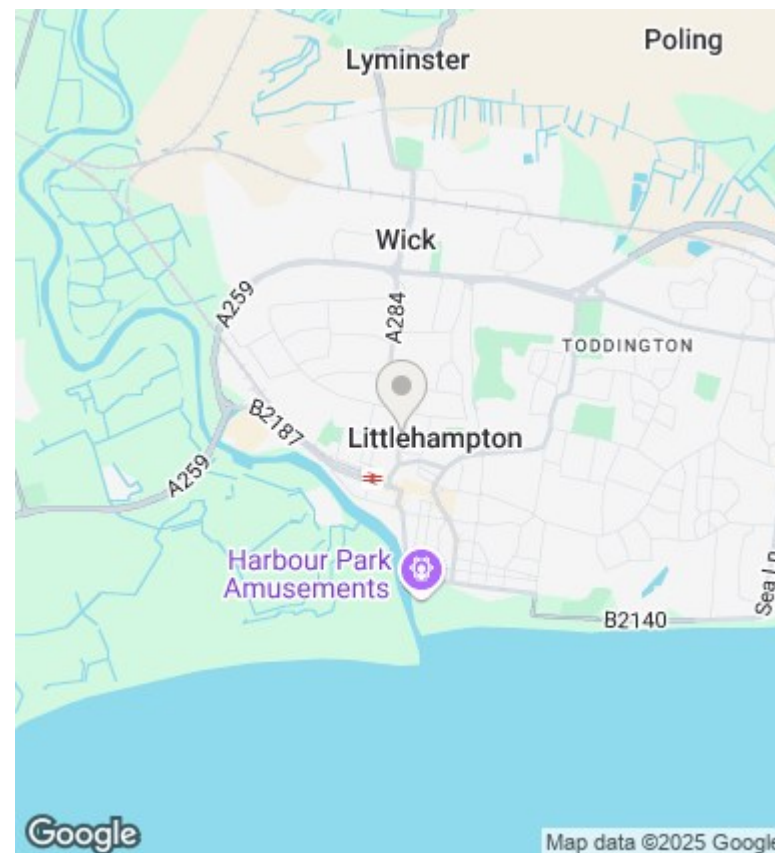
Service charge: £2327.00 p/a
(£3k from block being put into
reserve funds)

Ground rent: Peppercorn





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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.