



6 Marina View Ferry Road, Littlehampton, West Sussex, BN17 5DS £169,950

- Three Bedroom Holiday Lodge At Littlehampton Marina
- Attached Parking Space
- 1 Mile to West Beach
- Chain Free
- 19'01 x 17'06 Open Plan Living/Dining/Kitchen Room
- Site Open 12 Months Of The Year
- Licence Until 2057
- Wrap Around Veranda with Brand New Decking
- Tucked Away Position Adjoining Woodland
- Viewing Highly Recommended To Appreciate Size & Quality Of Accommodation

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Stunning Three-Bedroom Holiday Lodge – Littlehampton Marina

A fantastic opportunity to acquire this spacious three-bedroom holiday lodge situated in a tucked-away position adjoining woodland at Littlehampton Marina. Boasting a 19'01 x 17'06 open-plan living/dining/kitchen area, this beautifully presented lodge offers a bright and airy space for relaxation and entertaining.

The property benefits from a wrap-around verandah with brand new decking, perfect for outdoor dining and enjoying the tranquil surroundings. Additional features include an attached parking space and a licence until 2057. The site is open 12 months of the year, making it an ideal retreat at any time and the site benefits from an on site warden.

Conveniently located 1 mile from West Beach, this lodge offers a perfect coastal lifestyle as well as being close to local amenities.

Chain-free and ready to move into, a viewing is highly recommended to appreciate the size and quality of the accommodation on offer.



Tenure: Leasehold



OPEN PLAN
LOUNGE/KITCHEN/DINING
19'01x17'06

FAMILY BATHROOM
6'06x5'10

EN SUITE
6'08x5'10

BEDROOM 1
10'10x9'04
(into wardrobe)

BEDROOM 2
10'10x9'04

BEDROOM 3
10'07x9'04

LICENCE
32 Years Remaining From 2025
to 31st March 2057

LICENCE FEE
Annual Licence Fee- Approx
£3,154.46

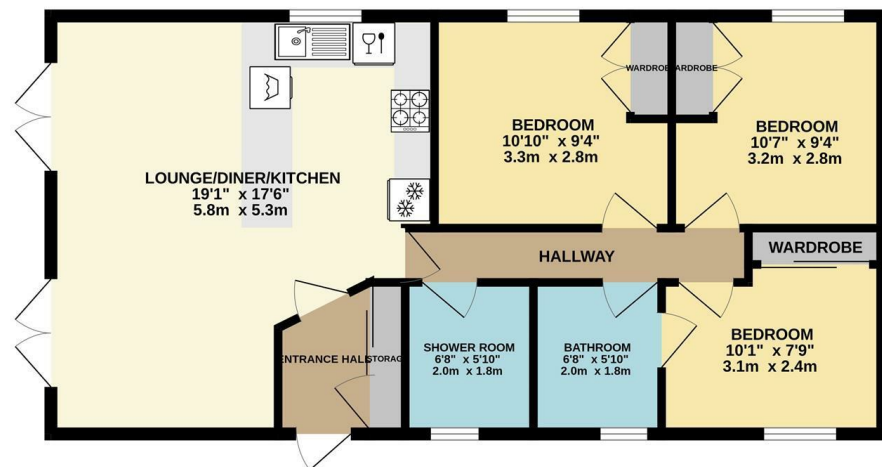
SERVICE CHARGE
Service charge* £2,100
General rates** £374.25
Contribution to site Security on
site presence, 365 days a year,
6pm – 7:30am.- £250.00

LOCALITY

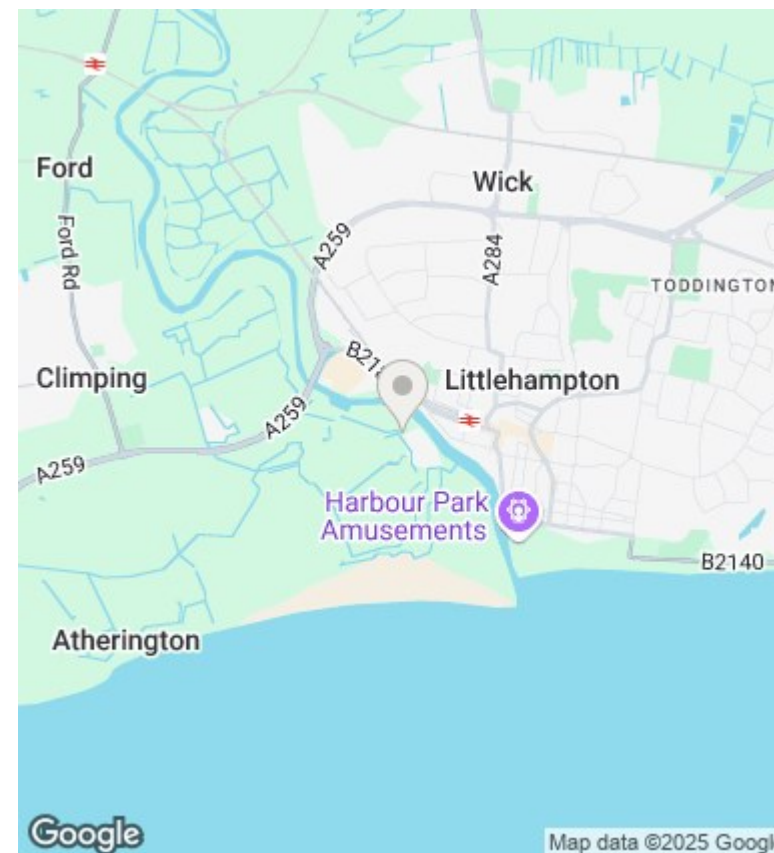
Situated 1 mile from West Beach, which is a site of Special Scientific Interest (SSSI) and is a popular spot for picnics, beachcombing, and dog walking.
Littlehampton Train Station and the town are located within 0.6 miles from the lodge.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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 mis-statement. 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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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.