



## 8 Manor Parade Flats Church Street, Littlehampton, BN17 5AJ

£175,000

- Very Well Presented Three Bedroom Maisonette
- Own Private Entrance
- 19'00 x 11'57 Lounge Diner with Bay Window
- Balance of 999 Year Lease
- Double Glazing & Gas Central Heating
- Split Over Two Floors
- Situated in Heart of the Town Centre
- Modern 11'17 x 9'64 Kitchen/Breakfast Room
- Family Bathroom + Additional Shower Room
- Chain Free

Description

Very well presented three-bedroom maisonette, split over two floors with own private entrance. Located in the heart of the town centre, the property features a spacious 19'00 x 11'57 lounge/diner with a bay window, and a modern 11'17 x 9'64 kitchen/breakfast room. The property also offers a family bathroom, an additional shower room, double glazing, and gas central heating. With the balance of a 999-year lease and being chain-free, this property offers great convenience and potential.

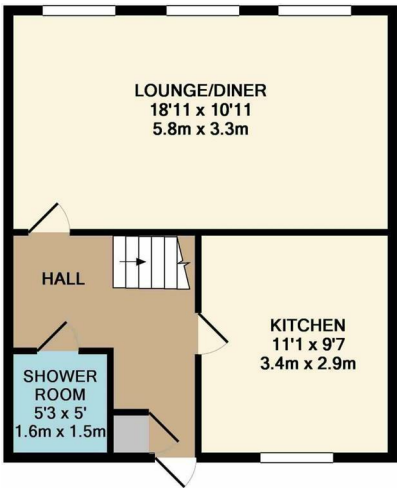
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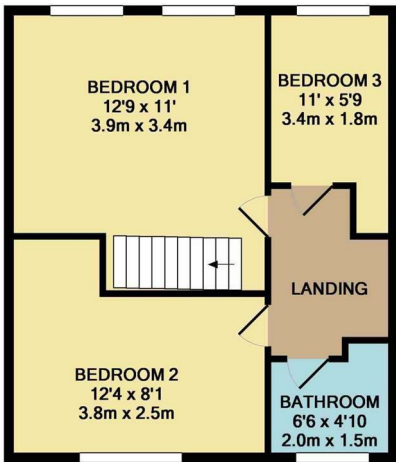
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Council Tax Band: B | Tenure: Leasehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Lease  
Remainder of a 999 year lease from 1964. (939 years remaining)

Ground Rent  
£125pa

Service Charge  
£1679.24pa

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.