



8 Hampton Court, River Road, Littlehampton, West Sussex, BN17 5BN

£200,000

- One Bedroom End Of Terrace House
- 18'9 Double Aspect Lounge
- Separate 11'3 Kitchen
- Central Location Train Station & Town Centre
- 13'10 x 11'3 Bedroom
- West Facing Rear Courtyard
- Two Allocated Parking Spaces
- 0.2 Miles From The River
- Communal Gardens
- Chain Free With Vacant Possession

Description

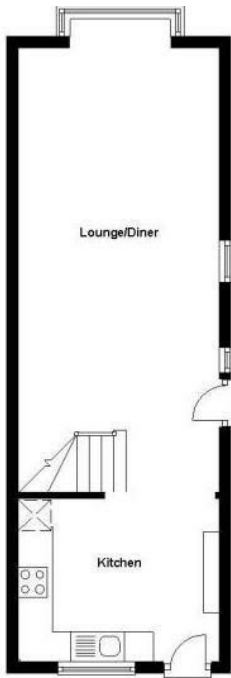
This one-bedroom freehold end-of-terrace house features a west-facing rear courtyard and is located just 0.2 miles from the river. The property includes a spacious 18'9 lounge, a 13'10 x 11'3 bedroom, and an 11'3 kitchen. It also offers two allocated parking spaces, a wet room, and communal gardens. Situated in a central location close to the river, train station, and town centre, the house is chain-free and available with vacant possession.

 1

 1

 1

 D 64 Council Tax Band: B | Tenure: Freehold



Lounge
18'9" x 11'2"

Kitchen
11'3" x 9'1"

Bedroom
13'10" x 11'3"

Wet Room

Private Courtyard Garden

AGENTS NOTE
We understand that the property itself is freehold but there is a service charge payable for the upkeep of the communal gardens and parking areas. The current charge is £700 per annum

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.