











6 Duke Street, Littlehampton, BN17 6EU

- Privately Owned Allocated Parking Space to Rear
- 18'10 Open Plan Living Room/Dining/Kitchen
 - Town Centre Location

• Private Rear Courtyard

£210,000

- Own Private Entrance
- Next to Train Station

- Modern One Bedroom Ground Floor Apartment
- 0.2 Miles from River
- Very Well Presented Throughout
- Chain Free

6 Duke Street, Littlehampton BN17 6EU

This beautifully presented ground floor apartment offers contemporary living in the heart of the town centre, just steps from the train station and only 0.2 miles from the river.

The apartment benefits from a private rear courtyard, ideal for outdoor relaxation or entertaining, as well as an allocated parking space at the rear for added convenience. With its own private entrance, the property features an impressive 18'10 open-plan living, dining, and kitchen area—perfect for modern lifestyles.

Offered chain-free and in excellent condition throughout, this home combines style, comfort, and unbeatable location.

Whether you're a first-time buyer, commuter, or investor, this is a rare opportunity not to be missed.









Council Tax Band: A

Tenure: Leasehold





KITCHEN/LOUNGE/DINER

18' 10" x 13' 2"

BEDROOM

12' 3" x 9' 11"

BATHROOM

6' 6" x 5' 5"

COUNCIL TAX BAND- A

EPC RATING- C

TENURE

125 year lease from 2019

SERVICE CHARGE

Approx £1583.82 PA

GROUND RENT

Approx £125 pa

PARKING SPACE

Privately Owned Parking Space To the Rear of Property, Exclusively for use the of Flat 6 ONLY.





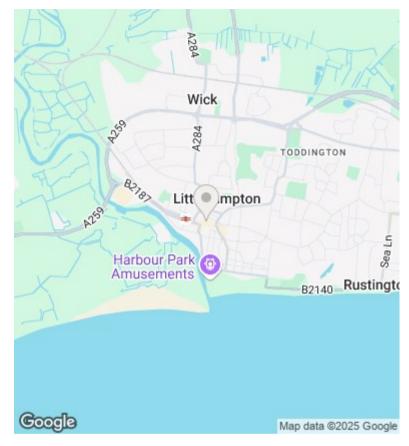


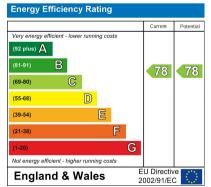




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.