



Flat 38, Pharos Quay River Road, Littlehampton, BN17 5BF

£180,000

- Beautifully Presented Purpose Built First Floor Apartment With Direct River Views
- Stunning Recently Refitted Kitchen With Feature Worktops
- Adjacent To River Arun
- West Facing 13'3 Lounge With Juliet Balcony & Views Over River Arun
- Allocated Parking Space
- Superb Condition Throughout
- 14'2 Master Bedroom With Fitted Wardrobes
- Convenient Location Close To Town Centre, Train Station & Seafront
- Viewing Highly Recommended To Appreciate Condition & Position Of This Property

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This superbly maintained first-floor, purpose-built apartment boasts DIRECT RIVER VIEWS and offers stylish, contemporary living in a highly sought-after location.

Step into the spacious west facing 13'3 lounge, complete with a Juliet balcony that perfectly frames the scenic river outlook—ideal for relaxing or entertaining. The 14'2 master bedroom features fitted wardrobes, offering generous storage while maintaining a clean, modern aesthetic.

The recently refitted kitchen is a standout feature, showcasing sleek cabinetry and stylish worktops designed to impress. The apartment is presented in excellent condition throughout, reflecting pride of ownership and meticulous care.

Additional benefits include an allocated parking space and a highly convenient location within easy reach of the town centre, train station, and the seafront. Positioned adjacent to the tranquil River Arun, this home combines natural beauty with convenience.

Viewing is highly recommended to fully appreciate the quality and exceptional setting of this property.



Council Tax Band: A

Tenure: Leasehold



LOUNGE/DINER

13'3x9'6
West facing with double sliding patio doors onto Juliet balcony, providing direct river views.

KITCHEN

7'9x6'3
Providing a picturesque river view from the kitchen window, recently refitted- showcasing sleek cabinetry and stylish worktops designed to impress.

BEDROOM

14'2x8'7
Double bedroom to rear of apartment with fitted wardrobes.

BATHROOM

8'3x6'2
A well-appointed modern bathroom with a practical shower-over-bath design, ideal for both quick showers and long soaks, finished with contemporary tiling.

LEASE

92 Years Remaining

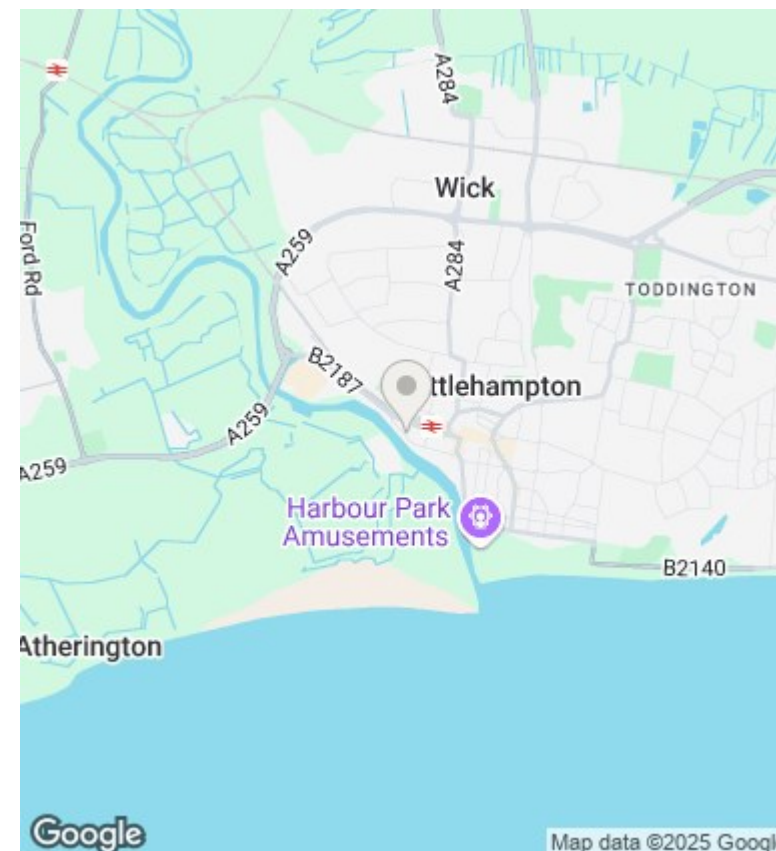
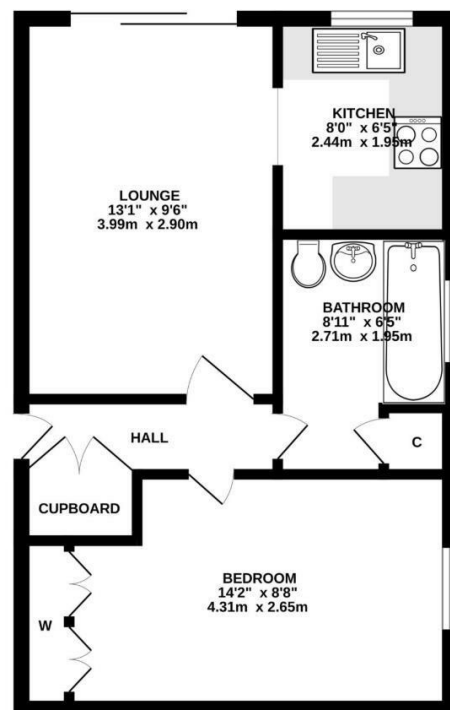
SERVICE CHARGE

£1225 PA

GROUND RENT

£100PA





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
EU Directive 2002/91/EC		
England & Wales		

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.