











# Flat 38, Pharos Quay River Road, Littlehampton, BN17 5BF £175,000

- 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

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

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

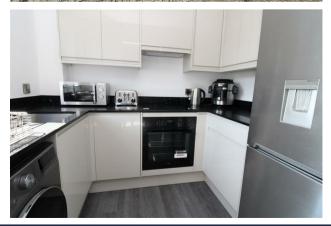


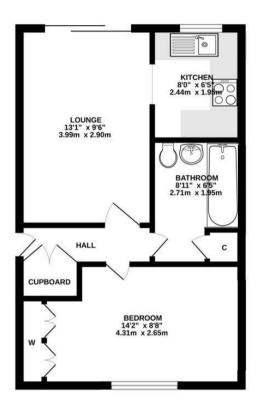






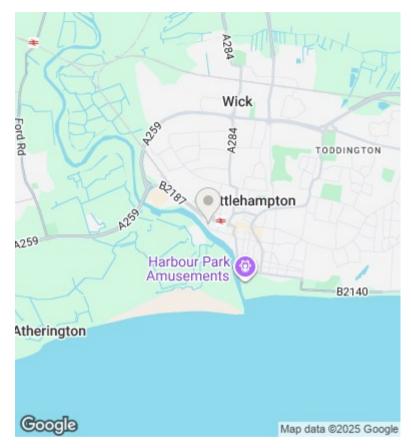


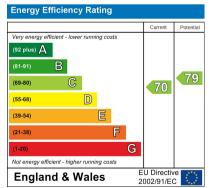




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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