



Flat 7 Sextant Court, Armada Way, Littlehampton, BN17 6QY

£157,000

- Ground Floor Apartment
- Balance Of 999 Year Lease
- Residents Parking Area
- New Floor Coverings & Redecorated
- 11'07 Bedroom
- Own Private Entrance
- No Maintenance Charges
- Popular Beaumont Park Location
- 15'01 Double Aspect Lounge
- Chain Free

Description

Ground Floor Apartment with Private Entrance – Chain Free

Located in the sought-after Beaumont Park area, this ground floor apartment offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

Boasting its own private entrance, the property has recently been redecorated throughout with new floor coverings, creating a fresh and modern living space ready to move straight into.

Key features include a spacious, double aspect 15'01 lounge, a well-proportioned 11'07 bedroom, and functional layout ideal for comfortable living. The apartment comes with the balance of a 999-year lease, no ongoing maintenance charges, and is offered chain free, ensuring a smooth and hassle-free purchase.

Additional benefits include access to a residents' parking area, providing convenient off-street parking.

Don't miss your chance to view this superb home in one of the area's most popular locations. Contact us today to arrange a viewing.

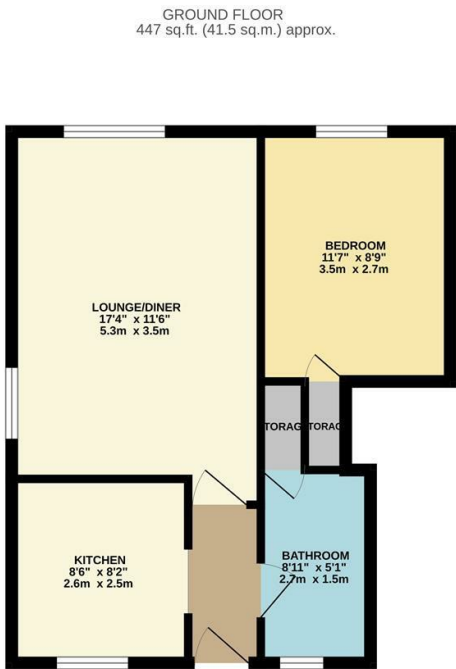
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Council Tax Band: A | Tenure: Leasehold



LOUNGE
15'1" x 11'5"

BEDROOM
11'7" x 8'9"

KITCHEN
8'6" x 8'2"

BATHROOM
8'7" x 5'1"

AGENTS NOTE
Please note there is currently a 6 month tenancy running on the property, from end of June 2025.

ONE BEDROOM GROUND FLOOR FLAT
TOTAL FLOOR AREA - 447 sq ft (41.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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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.