



## Flat 5, 34 Norfolk Road, Littlehampton, West Sussex, BN17 5HE

Asking Price £135,000

- Modern One Bedroom First Floor Apartment
- Allocated Parking Space
- Modern Kitchen with Some Integrated Appliances
- Double Glazing & Gas Central Heating
- Viewing Highly Recommended
- 11'10 x 10'8 Double Bedroom
- Approx 0.3 Miles From Seafront
- 125 Year Lease From 2008
- 13'2 x 11'10 Lounge
- CHAIN FREE

## Description

This stylish first-floor apartment offers modern living in a desirable location, just 0.3 miles from the seafront. The property boasts a spacious 11'10" x 10'8" double bedroom, a contemporary 13'2" x 11'10" lounge, and a modern kitchen equipped with some integrated appliances. This property includes the added convenience of an allocated parking space, providing secure and dedicated parking for your vehicle. Enjoy peace of mind knowing that your parking spot is reserved exclusively for you, ensuring hassle-free parking at all times.

The white bathroom suite complements the overall modern feel of the apartment. Additional features include double glazing and gas central heating, ensuring comfort throughout the year. With a 125-year lease from 2007, this property is an excellent investment or home opportunity. Viewing is highly recommended to appreciate all this chain-free apartment has to offer!

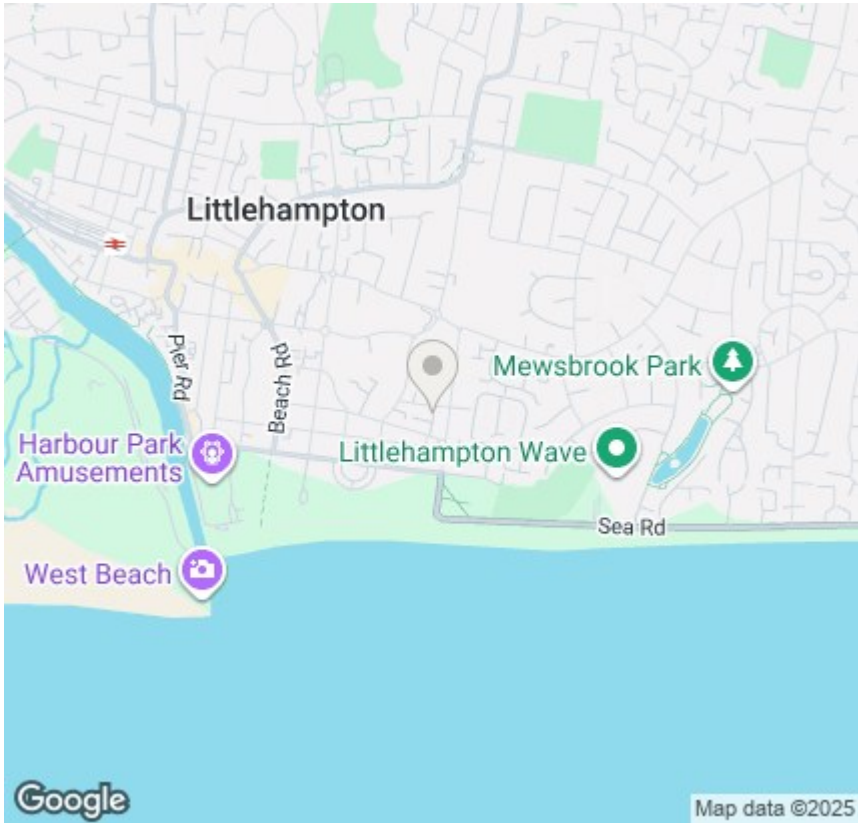
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Council Tax Band: A | Tenure: Leasehold



- LOUNGE  
13'2 x 11'10
- KITCHEN  
9'11 x 5
- BEDROOM  
11'10 x 10'8
- BATHROOM  
5'6 x 5'3
- LEASE  
Approx 109 years remaining - 125 years from 2007
- GROUND RENT  
Approx £50 pa
- SERVICE CHARGE  
£2,770.06 PA

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.