



16 Kingmere South Terrace, Littlehampton, BN17 5LD

£199,950

- Seafront Apartment
- Partial Sea Views
- Residents Parking Area
- 17' 1" x 15' 10" Lounge/Diner
- Chain Free
- Two Double Bedrooms
- GARAGE in Compound
- Lift Served Block
- Bathroom with Separate WC

Description

Seafront Apartment with Garage & Partial Sea Views

Situated in a sought-after seafront location, this spacious apartment offers an excellent opportunity for coastal living. The property features two well-proportioned double bedrooms a generously sized 17'1" x 15'10" lounge/diner, perfect for relaxing or entertaining and a southerly aspect 11' 2 kitchen designed for everyday living.

The apartment is set within a lift-served block and further benefits from a garage within a compound, a residents' parking area, and the convenience of being offered chain free. A bathroom with separate WC completes the accommodation.

This is an ideal home or investment, combining comfort, space, and a prime seafront setting.

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Council Tax Band: B | Tenure: Leasehold



LOUNGE/DINER
17' 1" x 15' 10"

KITCHEN
11' 2" x 7'

BEDROOM ONE
11' 7" x 11' 2"

BEDROOM TWO
13' 10" x 10' 3"

BATHROOM
6' 9" x 6' 7"

LEASE
Approx 134 years remaining

SERVICE CHARGE-£2,520
We're advised that an additional £2,200 PA is being levied towards the reserve fund.

GROUND RENT
Peppercorn

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.