



Flat 60 59 Arundel Road, Littlehampton, West Sussex, BN17 7BY £110,000

- Top Floor Apartment
- Share of Freehold
- Refitted White Shower Room Suite
- Gas Central Heating
- 0.2 Miles to Train Station
- One Double Bedroom
- Allocated Parking Space to Rear
- Newly Redecorated & Newly Recarpeted
- 0.4 Miles to River
- Chain Free

Description

CHAIN FREE top floor apartment with Share of Freehold Ideally located within 0.2 miles of the train station and 0.4 miles from the river. The property features a spacious double bedroom and a refitted white shower room suite, all newly redecorated and newly recarpeted throughout, creating a fresh and modern feel.

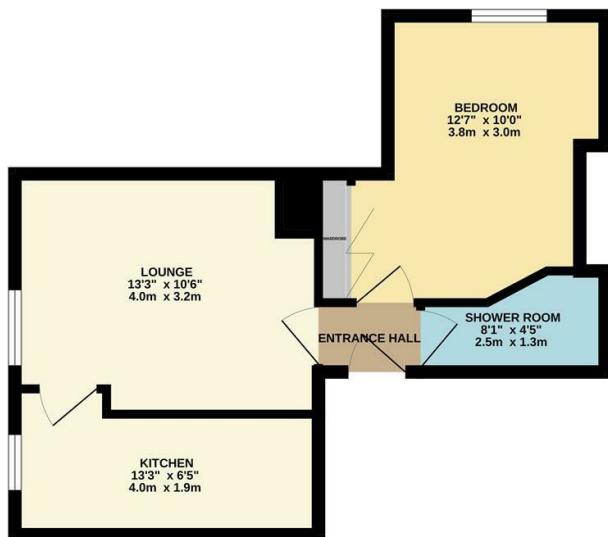
Further benefits include share of freehold, an allocated parking space to the rear, and the advantage of being chain free, making it an ideal purchase for first-time buyers, investors, or those seeking a smooth transaction.



D 56

Council Tax Band: A | Tenure: Leasehold - Share of Freehold

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



ONE BEDROOM FLAT
TOTAL FLOOR AREA: 375 sq.ft. (34.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We have not tested any services or equipment and we make no warranties or representations. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is copyright of Molica Franklin. The plan is for the sole use of the client and no guarantee can be given as to their operability or efficiency can be given.

LOUNGE
13'2 x 10'6

KITCHEN
13'3 x 5'5

DOUBLE BEDROOM
12'7 x 10'7

With fitted storage. Reduced height ceilings due to the nature of the apartment being top floor (eaves)

SHOWER ROOM
8'15 x 4'57 max

LEASE
Share of Freehold. With approx. 92 years remaining.

SERVICE CHARGE
Approx £125 per month.

COUNCIL TAX BAND
A

AGENTS NOTE
The property belongs to a family member related to Molica Franklin.

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.