



**Copper Hall Close
Littlehampton, BN16 3RY**

Guide Price £145,000

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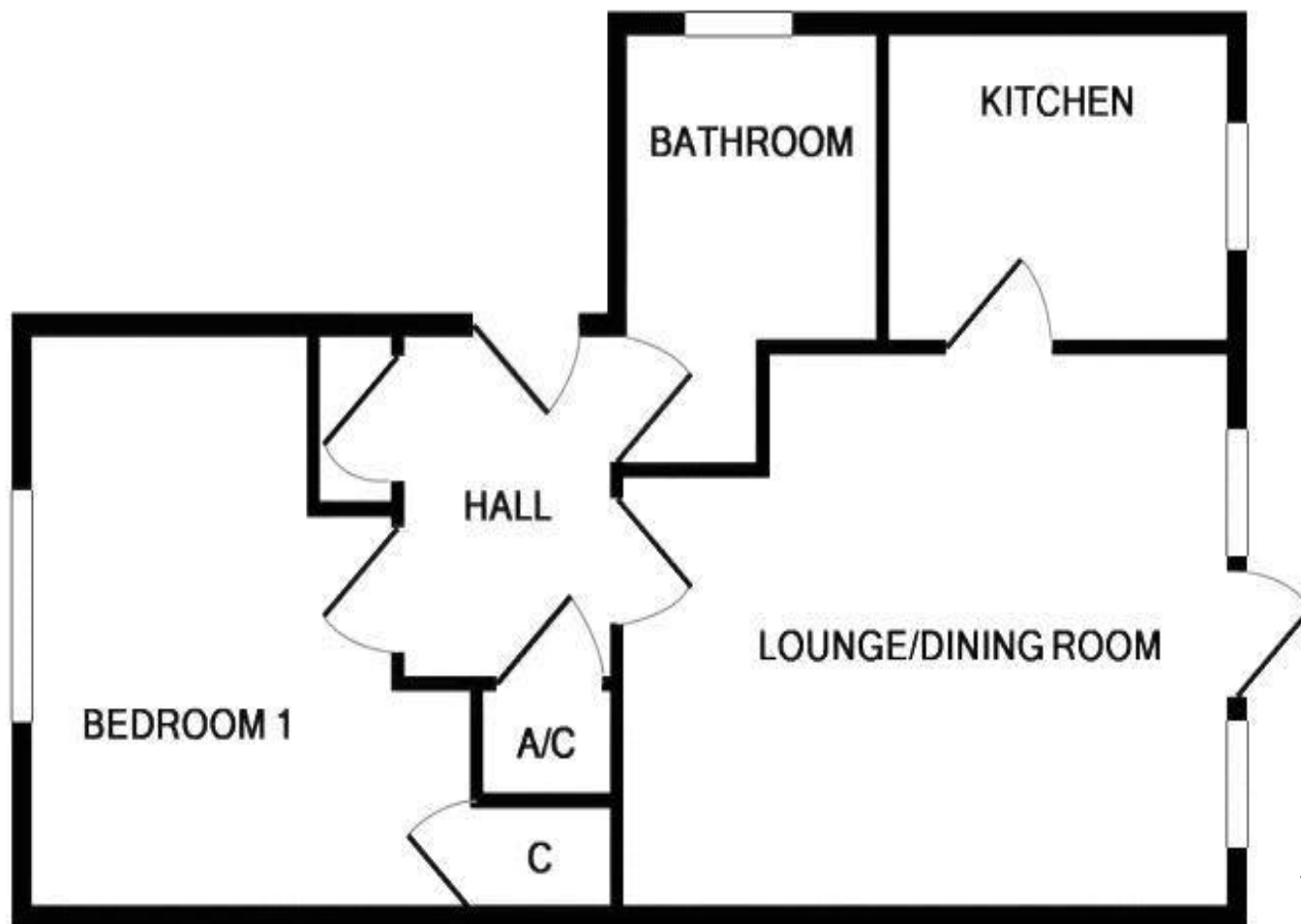


MAIN FEATURES:

- Well Presented Ground Floor Flat
- Fitted Kitchen
- Good Size Lounge/Diner with Access to the Communal Garden
- Double Bedroom & Bathroom/WC
- End of Chain
- Residents Allocated Parking

Situated in the popular Dorking Court, Copper Hall Close, this well-presented ground floor flat offers comfortable living in a sought-after coastal village location and is offered end of chain for a smooth purchase. The property features a good size lounge/diner, providing a bright and welcoming space for both relaxing and entertaining, with the added benefit of direct access to the well-maintained communal garden. A fitted kitchen offers ample storage and workspace, ideal for everyday living. The accommodation is completed by a well-proportioned bedroom and bathroom, making this home perfectly suited to first-time buyers, downsizers or buy-to-let investors. Externally, the development benefits from residents' allocated parking and attractive communal areas, all set within a quiet and well-kept residential close.

Rustington is a thriving village with a strong community feel, offering a wide range of local shops, cafés and amenities, along with excellent transport links. The seafront is within easy reach, providing pleasant coastal walks, while nearby Angmering and Littlehampton offer further leisure facilities. With good road and rail connections, commuting to surrounding towns and cities is straightforward. An excellent opportunity to secure a convenient and comfortable home in a desirable location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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