



PCM  
£1,050 PCM

## South Terrace, Littlehampton

- Seafront Location
- Available Now
- Living room
- Council Tax Band - A
- Two Bedrooms
- Close to Town Centre
- EPC - D

A converted flat situated on Littlehampton Seafront, with great access to beach and river and being close to the town centre with its shops and good access to train and bus links. The flat has entrance hall, living room, fitted kitchen, two bedrooms and a bathroom/w.c.

Available now

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Front Door

Entrance to communal area and door into;

### Entrance Hall

Cupboard with hot water tank and storage, electric circuit breaker fuse board, electric heater, security entry phone hand set, smooth ceiling.

### Living Room 12'6" x 9'3" (3.83 x 2.83)

Double glazed window, smooth ceiling, electric heater.

### Kitchen 8'4" x 6'10" (2.55 x 2.09)

Measurements to include matching range of wall and base units, stainless steel sink unit inset to worktop with mixer tap and drainer, part tiled walls, oven with hob above and extractor fan, plumbing and space for washing machine, double glazed window and smooth ceiling.

### Bedroom One 8'7" x 7'11" (2.63 x 2.43)

Plus recess, electric heater, double glazed window.

### Bedroom Two

Measurements not to include recessed area with double glazed window, electric heater.

### Bathroom

Bath with wall mounted shower, wash hand basin, low level flush w/c, heated towel rail, part tiled walls, smooth ceiling.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Total area: approx. 47.0 sq. metres (505.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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