



South Terrace, Littlehampton

Offers In Excess Of
£170,000
Leasehold

- First Floor Flat
- Sea View
- Long Lease
- EPC - D
- Two Bedrooms
- Balcony
- Leasehold
- Council Tax Band - A

We are pleased to present this two bedroom first floor flat located in Littlehampton. The property benefits good sized rooms, a modern finish and direct sea views from the large lounge windows and south balcony too. The property has had an instant hot water system fitted as well as a new fuse board and new oil radiators too. Internal viewing advised.

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Accommodation

Main Entrance

Secure entry phone system, wooden glazed door to communal entrance, stairs to first floor.

Entrance Hall

Secure entry phone system, external door, storage cupboard housing instant feed hot water system and providing shelving, wall mounted electric fuse board.

Living Area 10'11" x 12'7" (3.33 x 3.86)

Large full height double glazed windows with sea views, electric radiator, opening to:

Kitchen 8'10" x 5'0" (2.70 x 1.54)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated electric oven with with four point halogen hob and extractor over, space and plumbing for washing machine and under counter fridge/freezer, tiled splash backs, LVT oak effect flooring.

Bedroom One 10'5" x 12'0" (3.20 x 3.66)

Large double glazed window to rear, electric radiator.

Bedroom Two 11'6" x 5'7" (3.51 x 1.72)

Full height double glazed door to balcony, electric radiator.

Bathroom

White bathroom suite, double shower cubical with power shower and glass screen over, low level W.C, wall mounted wash hand basin with mixer tap over and storage below, vinyl flooring, heated towel rail, aqua panel walls, extractor fan.

Balcony

Double glazed door from bedroom two, south facing with views towards the sea and secure railing.

Agents Note

Lease length: 189 years from 25th December 1987 (153 years remaining)

Service charge & ground rent: £1,100 PA approximately



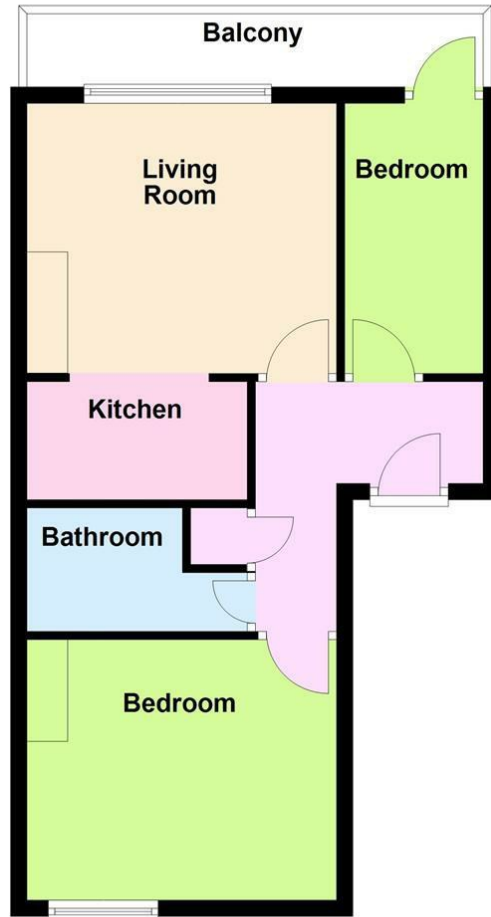
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Floor Plan

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 45.6 sq. metres (490.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.