



47B Arundel Road, Littlehampton, BN17 7BY

Asking Price £149,950

- Spacious One Bedroom Apartment In Character Building
- 1/4 Share Of Freehold
- Popular Location Close To Town Centre & Train Station
- 15'4x14'3 South Facing Lounge
- New Lease on Completion
- Vacant Possession
- 14'1 Double Bedroom
- 9'5 Modern Kitchen
- Chain Free

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Nestled on the charming Arundel Road in Littlehampton, this delightful flat offers a unique blend of historical character and modern convenience. Built in 1850, the property boasts a rich heritage while providing a comfortable living space of 538 square feet.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The flat features one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring all your needs are met.

This property is ideal for those seeking a low-maintenance lifestyle in a vibrant coastal town. Littlehampton is known for its beautiful beaches, scenic riverside walks, and a variety of local amenities, making it a wonderful place to call home. Whether you are a first-time buyer, a couple, or looking to invest, this flat presents an excellent opportunity to enjoy the charm of seaside living.



Council Tax Band: A
Share of Freehold

Tenure: Leasehold -



LOUNGE

15'4x14'3

BEDROOM

14'1x9'0

KITCHEN

9'5x5'4

BATHROOM

10'1x4'6

LEASE

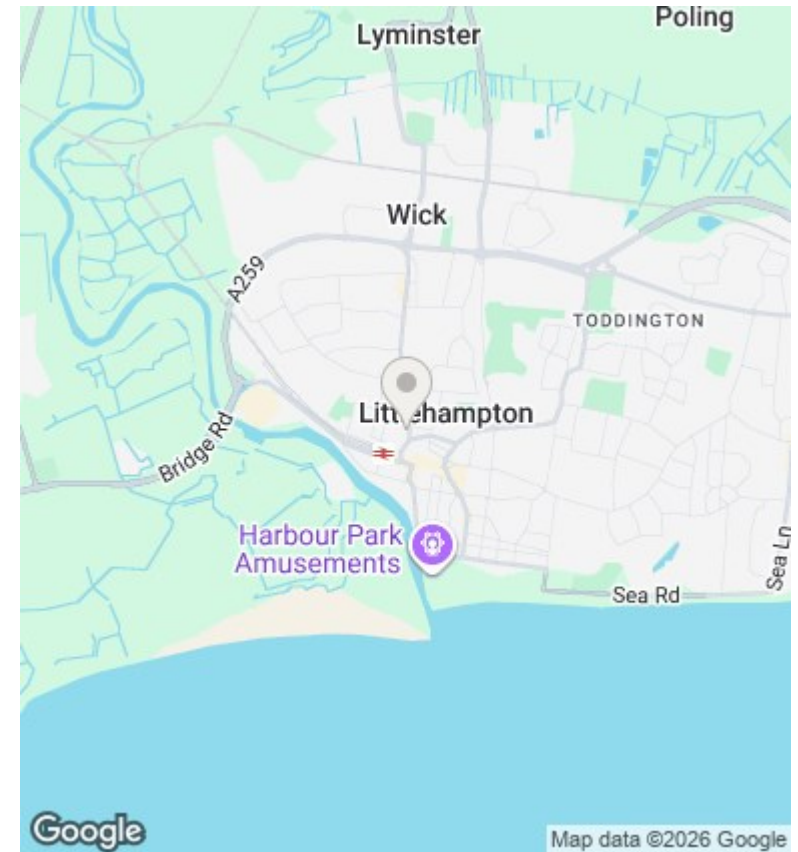
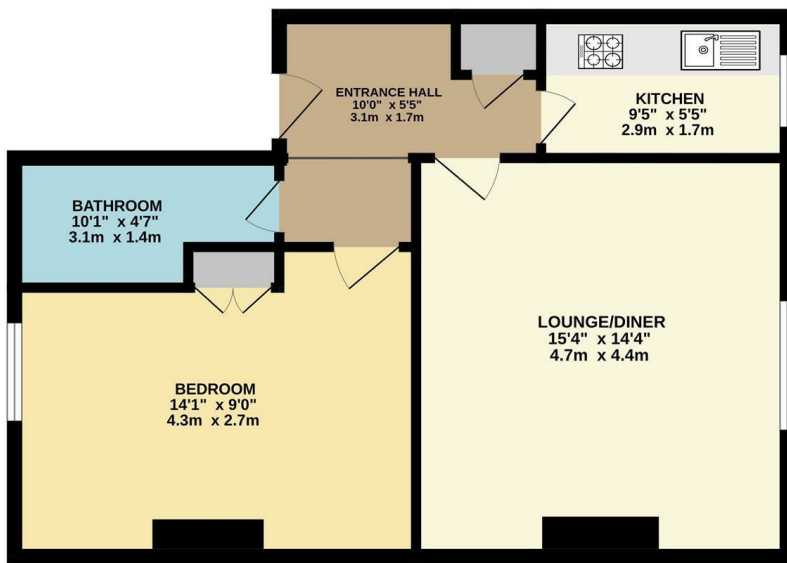
New Lease on Completion

SERVICE CHARGES

Ground Rent: Peppercorn
Service Charge: 1/4 of costs for building- 2025 charges: £666.00 including buildings insurance

Agents note: There is a garage that could be available by separate negotiation-please ask for further information





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.

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

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.