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BRITISH PROPERTY AWARDS 2021 - 2022 GOLD WINNER LETTING AGENT IN LITTLEHAMPTON

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN LITTLEHAMPTON

Flat 7 6 St. Catherines Road, Littlehampton, BN17 5HS £150,000

- Chain Free Top Floor Apartment with Share of Freehold
- 13x4 x 13'2 Double Aspect Lounge
- Bright & Modern Refitted Kitchen
- Access to West Facing Communal Roof Terrace
- Double Glazing & Gas Central Heating
- Approx 956 Years Remaining on Lease
- Views Over Caffyns Field
- 11'9 x 9'5 Double Aspect Bedroom
- Contemporary Refitted Family Bathroom
- Situated 0.3 Miles from Littlehampton Seafront, 0.5 Miles from Littlehampton Train Station, 0.2 Miles to the Town Center

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Description

Chain Free Top Floor Apartment with Share of Freehold

This top floor apartment offers the perfect combination of contemporary living and a prime location, all chain free. Boasting approximately 956 years remaining on the lease, this property provides long-term security and peace of mind.

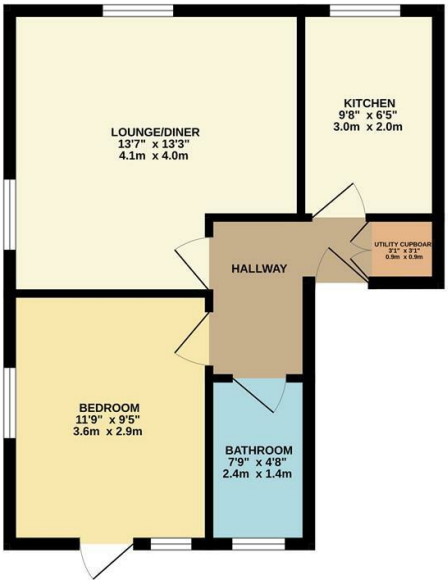
The apartment features a spacious 13' x 13'2 double aspect lounge, offering plenty of natural light and views over Caffyns Field, perfect for relaxing or entertaining. The bright and modern refitted kitchen is ideal for culinary enthusiasts, while the 11'9 x 9'5 double aspect bedroom ensures comfort and tranquility. A contemporary refitted family bathroom completes the living space.

Residents also benefit from access to a west facing communal roof terrace, perfect for enjoying sunny days and sunsets. Additional features include double glazing and gas central heating.

Located just 0.3 miles from Littlehampton Seafront, 0.5 miles from Littlehampton Train Station, and only 0.2 miles from the town centre, this property offers both convenience and a desirable seaside lifestyle.

1 | 1 | 1 | D 67 | Council Tax Band: A | Tenure: Leasehold - Share of Freehold

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



ONE BEDROOM FLAT

TOTAL FLOOR AREA : 426 sq.ft. (39.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOUNGE
13x4x13'2

BEDROOM
11'9x9'5

KITCHEN
9'8x7'3

BATHROOM
8'1x4'9

TENURE
Approx 956 years remaining

SERVICE CHARGE
Approx £1,200 PA

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 restuarants 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.

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