



Flat 7, 57 Norfolk Road, Littlehampton, West Sussex, BN17 5HE

Asking Price £139,500

- First Floor One Bedroom Apartment In Attractive Period Property
- Residents Parking
- 10'4 West Facing Kitchen
- Chain Free
- Close To Seafront
- 18'4 West Facing Lounge
- White Bathroom Suite
- Share Of Freehold With Lengthy Lease
- 13'8 x10'4 Bedroom
- Vacant Possession

57 Norfolk Road, Littlehampton BN17 5HE

A first floor one bedroom apartment set within an attractive period property, ideally located just moments from the seafront.

This charming home offers a wonderful blend of character and light-filled accommodation, featuring an impressive 18'4 west-facing lounge, perfect for enjoying the afternoon and evening sun. The well-proportioned 13'8 x 10'4 bedroom provides generous space for furnishings, while the 10'4 west-facing kitchen enjoys plenty of natural light. A white bathroom suite completes the internal accommodation.

Further benefits include residents' parking, share of freehold with a lengthy lease, and the significant advantage of vacant possession and being offered chain free, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Situated close to local amenities and just a short stroll from the seafront, this delightful apartment combines location, character and convenience. Early viewing is highly recommended.



Council Tax Band: A

Tenure: Leasehold - Share of Freehold



LOUNGE

18'4" x 11'5"

KITCHEN

10'4" x 5'4"

BEDROOM

13'8" x 10'4"

BATHROOM

6'4" x 6'4"

TENURE

Share Of Freehold

Lease: Remainder of 999
year lease

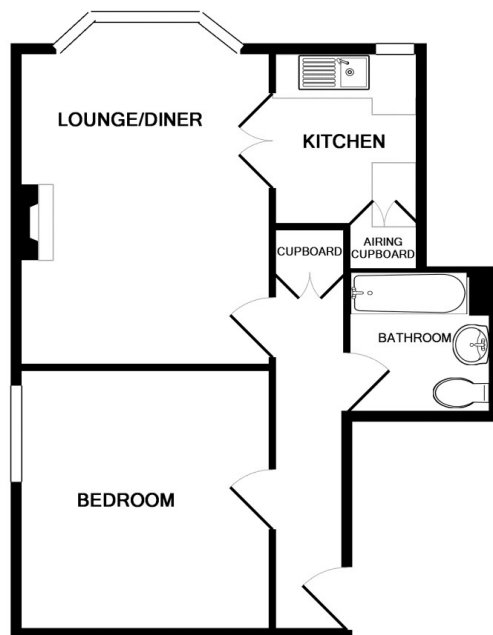
MAINTENANCE

£2709 per annum (of
which £600 is temporary
and contributing to roof
reserve)

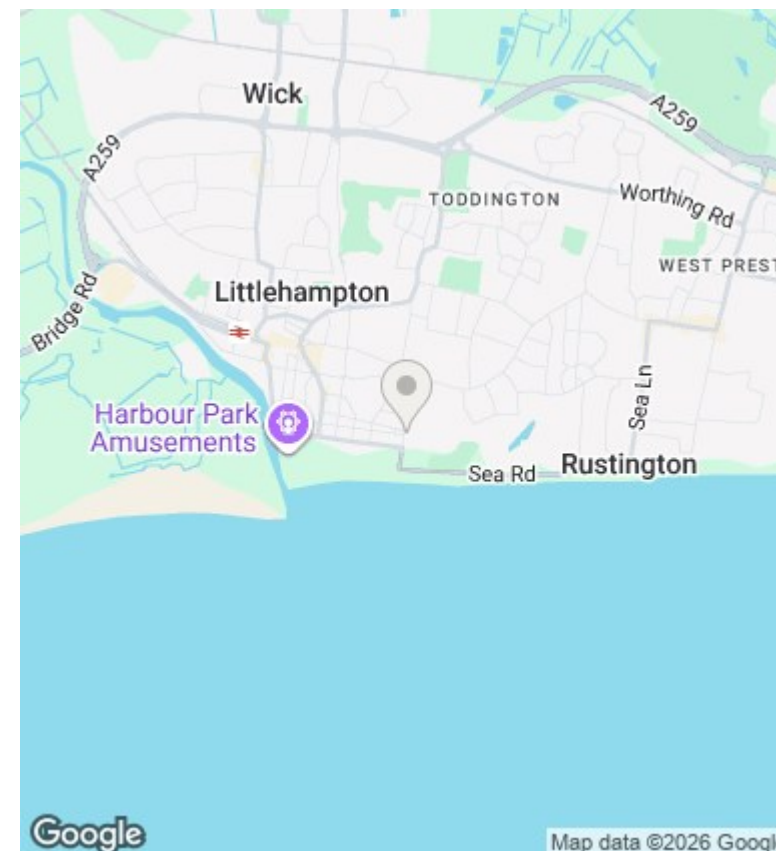
EPC RATING

E





Made with Metropix ©2011



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	65
EU Directive 2002/91/EC		
England & Wales		

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.