



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 Seafont
- 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

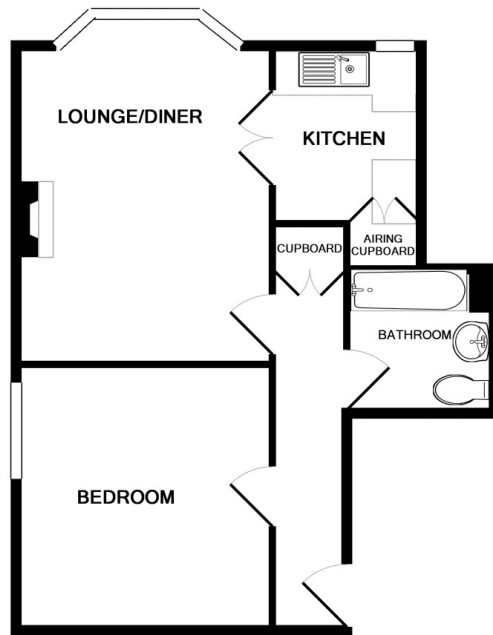
MAINTENANCE

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

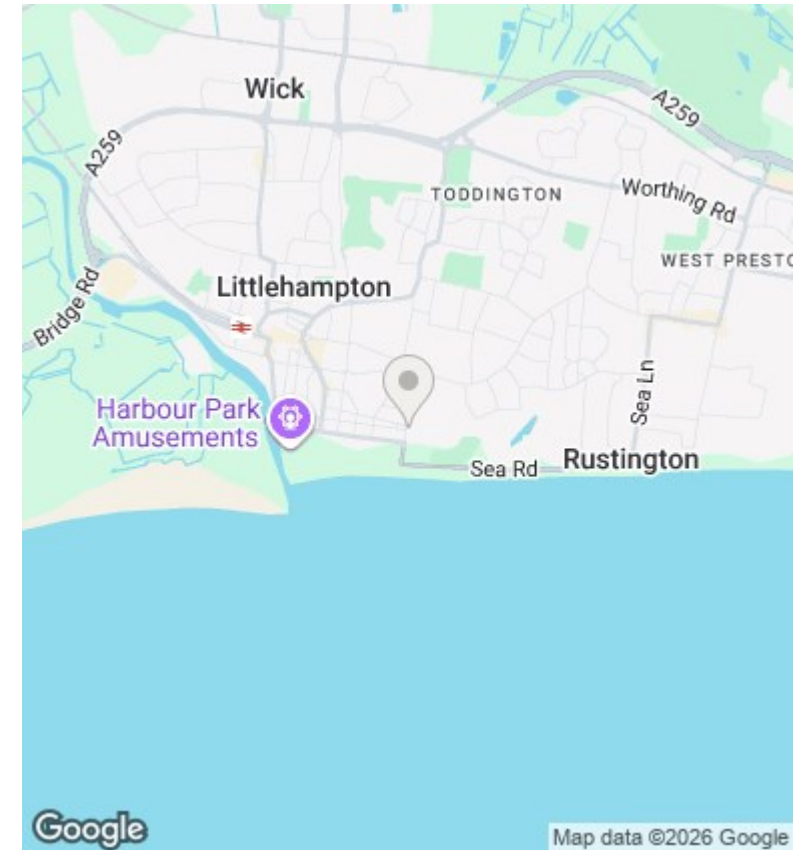
EPC RATING

E






Made with Metropix ©2011



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.

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	48	65
(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.