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Flat 2 The Stetson 8 St. Catherines Road, Littlehampton, BN17 5HS

£147,000

- Chain Free
- Own Private Entrance
- Very Well Presented Throughout
- 0.2 Miles to Town Centre
- 16'03 Lounge
- One Bedroom Lower Ground Floor Apartment
- 125 Year Lease
- 0.3 Miles to Littlehampton Seafront
- 11'08 Separate Kitchen
- Residents Parking Area

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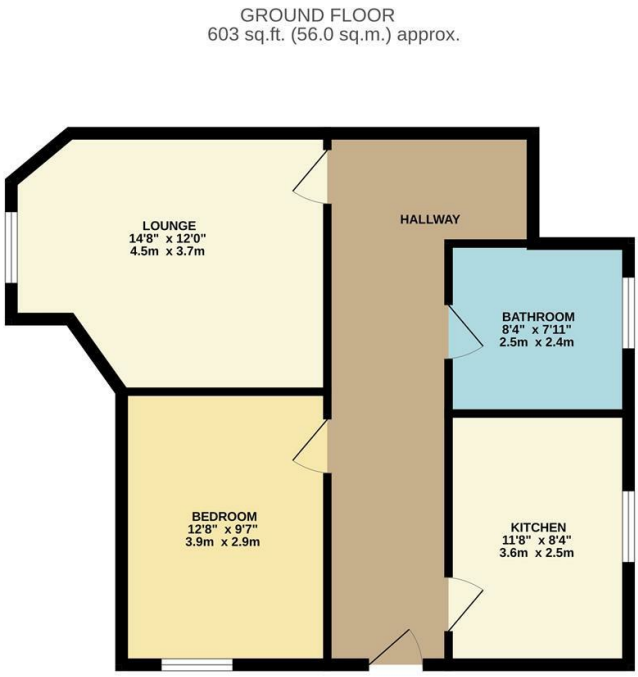
Description

Situated just 0.3 miles from Littlehampton Seafront and 0.2 miles from the town centre, this well-presented lower ground floor apartment offers an excellent opportunity for couples, first-time buyers, investors or those seeking a convenient coastal home. Offered to the market chain free, the property benefits from its own private entrance, providing a greater sense of privacy and independence.

Internally, the accommodation is well maintained throughout and features a spacious 16'03 lounge, a separate 11'08 kitchen, a generous double bedroom with built-in storage, and a well-appointed bathroom. Additional storage solutions throughout the apartment enhance its practicality, while a 125-year lease offers long-term peace of mind.

Further benefits include access to a residents' parking area, making day-to-day living even more convenient. Combining a sought-after location with well-presented accommodation, early viewing is highly recommended to fully appreciate everything this apartment has to offer.

1 | 1 | 1 | C 71 | Council Tax Band: A | Tenure: Leasehold



ONE BEDROOM FLAT

TOTAL FLOOR AREA : 603 sq.ft. (56.0 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
16'3" x 12'0"

BEDROOM
12'7" x 9'7"

KITCHEN
11'8" x 8'3"

BATHROOM
8'3" x 7'10"

LEASE
125 years from January 2026

GROUND RENT
£100pa

SERVICE CHARGE
£1,800 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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