



## 45 St. Catherines Court, Irvine Road, Littlehampton, BN17 5HP

### Offers Over £75,000

- One Bedroom First Floor Retirement Apartment
- Lift Served Block
- 14'5 x 11'1 Lounge/Diner
- Residents Parking Area
- Close to Town Centre & Local Amenities
- For The Over 60's
- In Excellent Order Throughout
- Communal Facilities, Including Laundry Room, Library, Lounge & Courtyard
- 0.2 Miles to Seafront
- Viewing Highly Recommended to Appreciate This Attractive Property

## Description

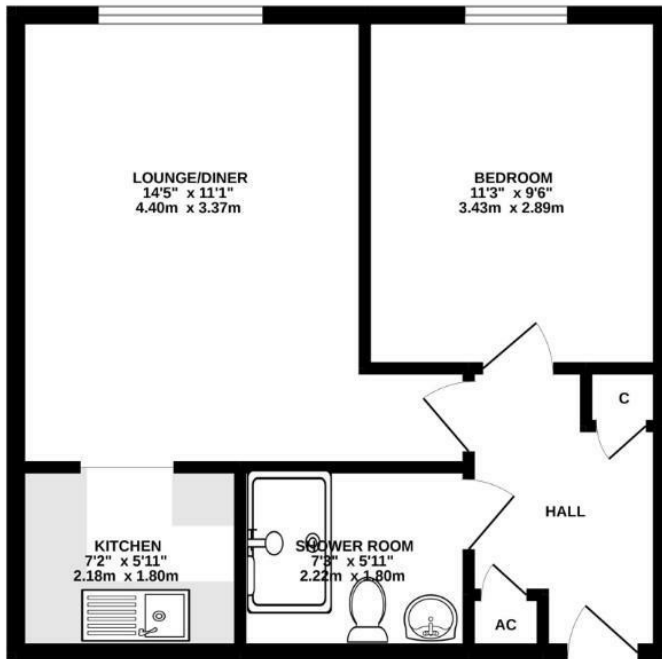
Attractive one-bedroom first floor retirement apartment, exclusively for the over 60's, ideally located just 0.2 miles from the seafront and close to the town centre and local amenities.

Set within a well-maintained, lift-served development, the apartment is offered in excellent order throughout and provides comfortable, low-maintenance living and is move in ready! The accommodation includes a bright 14'5 x 11'1 lounge/diner, a modern re-fitted kitchen, good-sized bedroom, and contemporary re-fitted shower room, all enjoying a welcoming feel.

Residents benefit from an excellent range of communal facilities, including a residents' courtyard & lounge where events are held, a library, guest room and laundry room, along with a residents' parking area.

Conveniently positioned for the seafront, shops, transport links, and coastal walks, this lovely apartment offers an ideal retirement lifestyle.

Viewing is highly recommended to fully appreciate this property.



LOUNGE  
14'5 x 11'1

KITCHEN  
7'2 x 5'11

BEDROOM  
11'3 x 9'6

SHOWER ROOM  
7'3 x 5'11

SERVICE CHARGE  
Approximately £328.00 per month (includes buildings insurance and water rates)

LEASE  
Approx. 59 years remaining. Perpetual lease- a new 99 year lease will be granted upon request, with no premium payable.

TOTAL FLOOR AREA: 418 sq ft (38.9 sq m) approx.  
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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.

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.