



Flat 1 Alexander House, Horsham Road, Littlehampton, BN17 6BZ

£220,000

- Chain free
- Private Westerly Facing Rear Garden
- Double Aspect 22'10 Kitchen/Lounge/Diner
- Well-Presented Ground Floor Apartment
- Allocated Parking Space
- 0.8 Miles to Seafront
- Two Bedrooms with Fitted Storage
- Own Entrance
- 0.7 Miles to Town Centre

This attractive chain-free ground floor apartment offers two well-proportioned bedrooms, both benefiting from fitted storage, and a bright and spacious double-aspect 22'10 kitchen/lounge/diner that provides an excellent social and entertaining space. The layout has been thoughtfully designed to maximise light and practicality throughout.

A particular highlight is the private westerly-facing rear garden, ideal for enjoying afternoon and evening sun and outdoor dining. Further benefits include an allocated parking space and the convenience of your own private entrance, enhancing both privacy and independence.

Ideally located, the apartment is approximately 0.7 miles from the town centre and just 0.8 miles from the seafront, offering easy access to shops, cafes, transport links, and coastal walks.

A superb opportunity for first-time buyers, downsizers, or investors seeking a well-located and low-maintenance home.



Council Tax Band: B

Tenure: Leasehold



KITCHEN/LOUNGE/DINER

22'10 x 12'5

BEDROOM ONE

11'1 x 10'4

WALK IN WARDROBE

5'2 x 4'9

BEDROOM TWO

8'5 x 8'1

BATHROOM

8'7 x 7'5

LEASE

Approx 118 years remaining.

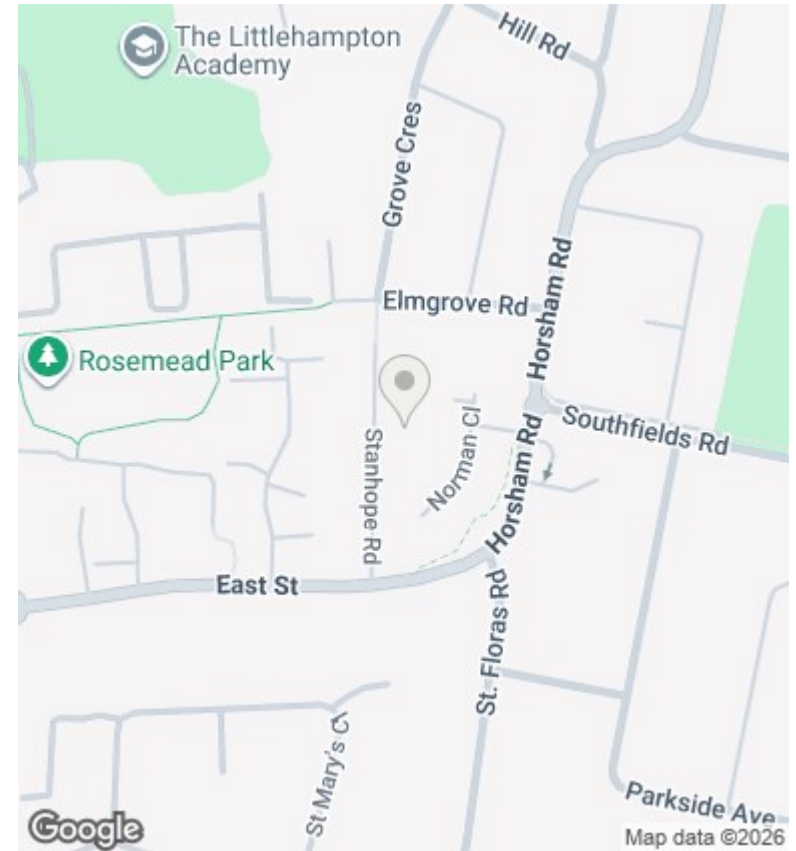
MAINTENANCE

Approx £1,200 PA.
Includes buildings insurance.

GROUND RENT

Approx £147 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.

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	43	43
(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.