



21 Lanyards, Littlehampton - BN17 6SG

£115,000 Leasehold

CASH BUYERS ONLY – Approximately 64 years remaining on the lease, offered with the benefit of NO ONWARD CHAIN • Well-proportioned two-bedroom apartment in the popular Beaumont Park area of Littlehampton • Spacious accommodation including a separate living room, fitted kitchen and bathroom • Allocated parking space providing convenient off-road parking • An excellent investment opportunity or affordable home, ideally located close to local amenities and transport links



*Please note this property is available to cash buyers only due to the remaining lease term. This well-proportioned two-bedroom apartment is situated in the popular Beaumont Park area of Littlehampton and is offered to the market with the significant benefit of no onward chain. Providing an excellent opportunity for cash buyers, the accommodation comprises a fitted kitchen, a separate living room, two well-sized bedrooms and a bathroom, together with the added convenience of an allocated parking space. Ideally suited as an investment purchase or affordable home, the property enjoys a convenient location close to local amenities and transport links.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.