



Flat 4 16 South Terrace, Littlehampton, West Sussex, BN17 5NZ

£199,950

- Two Bedroom Apartment With Direct Seaviews
- 18'0 Open Plan Lounge/ Kitchen
- Retaining Many Characted Features
- Viewing Highly Recommended To Appreciate Location & Character On Offer
- Located In Sought After Conservation Area
- Communal Garden To Rear
- Seafront Location Adjacent To Norfolk Gardens
- Share Of Freehold With Lengthy Lease
- 13'7 Master Bedroom
- Communal Garden to Rear

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A beautifully presented two bedroom apartment enjoying direct sea views, positioned within a highly sought-after seafront conservation area. This charming home retains many of its original character features while offering well-proportioned accommodation, including an impressive 18'0 open-plan lounge/kitchen that makes the most of the coastal outlook and provides an ideal space for both relaxing and entertaining. The generous master bedroom measures 13'7, complemented by a second bedroom and a white bathroom suite.

Further benefits include a share of the freehold with a lengthy lease, a well-maintained communal garden to the rear, and a prime seafront location that perfectly balances period charm with everyday convenience.

Viewing is highly recommended to fully appreciate the exceptional location, character, and lifestyle on offer.



Council Tax Band: A
Share of Freehold

Tenure: Leasehold -



LOUNGE/KITCHEN

18'0x13'4

Open Plan south facing room with direct seaviews

BEDROOM 1

13'7x8'8

BEDROOM 2

10'6x7'2

South facing room with direct seaviews

BATHROOM

9'5x4'2

TENURE

Leasehold-Share of

Freehold (1/5)

Lease: 148 Years remaining

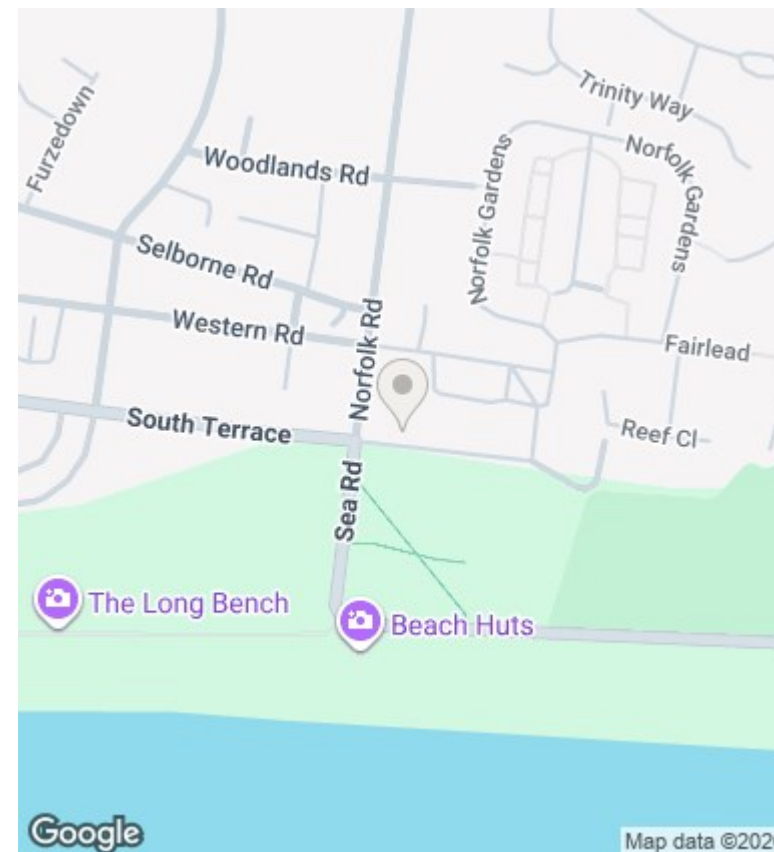
Ground Rent: zero

Service Charge: £2825.20





Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their operation.



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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	76	80
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.

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.