Robert Luff & Co

Norfolk Place, Littlehampton

Leasehold - Asking Price £235,000

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Description

We are delighted to offer this Ground Floor Apartment situated in a Georgian Building with character features in a sought after conservation area just off the beach. There are lots of close by amenities including tennis courts, bowling green, golf pitch and putt course and there are shopping facilities and mainline station in the Town center. The property has two bedrooms, modern shower room, spacious living/dining room and a good size kitchen. There is a communal courtyard to the rear of the property and to the front which is West facing is a private courtyard which gives lovely outside space. Other benefits are the 990 year lease and the service charge is currently £860 per annum. To fully appreciate the property and location, internal viewing is essential



Key Features

- Ground Floor Apartment
- Private Courtyard Garden
- Two Bedrooms
- Council Tax Band - B
- Part of Georgian Building
- Close to Beach
- Chain free
- EPC Rating - D
- Share of Freehold - 990yrs Remaining
- Viewing Essential





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Communal Front Door
with entryphone handset

Entrance Hall
Parque flooring

Living/ Dining Room
6.9 x 3.28 (22'7" x 10'9")
Parque flooring, wooden flooring, sash windows with shutter blinds, three radiators, wall light points

Kitchen
4.25 x 2.88>3.98 (13'11" x 9'5">13'0")
Measurements to include built in units, single bowl single drainer sink unit, cupboards and drawers under and over worktop surfaces, oven, hob, plumbing and space for washing machine and tumble dryer, central heating boiler, tiled flooring, double glazed window and door to rear courtyard

Rear Lobby
Sky light, radiator

Bedroom One
3.71 x 3.44 (12'2" x 11'3")
Radiator, double glazed window, shutter blinds, wooden floor

Bedroom Two
3.39 x 2.49 (11'1" x 8'2")
Double glazed window, radiator

Shower Room & WC
Walk in shower cubicle, large drench shower head, lower level WC, Wash hand basin, obscured double glazed window , heated towel rail, radiator, smooth ceilings with spotlight

Private Front Garden
Paved, brick borders

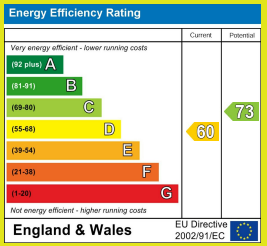
Shared Courtyard Rear Garden

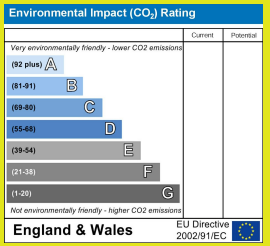
Service Charge & Lease Details
Service Charge - £860 per annum
Service Charge Review - Every 12 months
Ground Rent - £0
The property has the remainder of a 999 year lease, which is currently 990 yrs and has a share of the Freehold

1979 Estate Agents Act
In accordance with the 1979 Estate Agents Act one of the sellers is an employee of Robert Luff & Co

Floor Plan Norfolk Place







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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