



## Flat 3, 89 Bayford Road, Littlehampton, West Sussex, BN17 5HW

**£118,500**

- Top Floor (2nd) Flat In Period Property
- Convenient Location Close Town Centre & Amenities
- 14'45 x 15'10 Lounge
- 9'12 x 6'70 Separate Kitchen
- Chain Free
- Lengthy Lease Of 147 Years Remaining
- Close To Seafront & River
- 9'75 x 8'84 Of Double Bedroom
- Double Glazing

## Description

A top floor apartment situated within an attractive period property. Benefiting from a long lease of approximately 147 years remaining, the property enjoys a convenient location close to the town centre, local amenities, the seafront, and the river. Accommodation comprises a spacious lounge, a double bedroom, a separate kitchen, and a bathroom. Further benefits include double glazing and the advantage of being offered chain free, making it an ideal first-time purchase, holiday home, or investment opportunity.



LOUNGE  
14'45 x 15'10

KITCHEN  
9'12 x 6'70

BEDROOM  
9'75 x 8'84

BATHROOM  
5'61 x 6'62

SERVICE CHARGE  
£1,100 PA

LEASE  
Approx 147 years remaining

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.