



Flat 6, 30 Norfolk Road, Littlehampton, Littlehampton, West Sussex, BN17 5PN

Offers Over £85,000

- Ground Floor Studio Apartment
- Situated 0.2 Miles To Seafront & 1.2 Miles from Rustington Village
- Modern Separate Shower Room
- Close To Local Amenities
- Benefitting from Share of Freehold
- 15'8 Studio Room
- Gas Central Heating
- Chain Free

Description

Ground floor studio apartment offered chain free and benefits from a share of the freehold, making it an ideal purchase for first-time buyers, investors, or those seeking a coastal retreat.

The property is conveniently located just 0.2 miles from the seafront and approximately 1.2 miles from Rustington Village, providing easy access to a wide range of local shops, cafés, and amenities on offer.

Internally, the accommodation features a well-proportioned 15'8 studio room, offering flexible living and sleeping space, alongside a modern, separate shower room. Further benefits include gas central heating and a ground floor position for ease of access.

Situated close to local amenities and transport links, this well-located apartment represents a fantastic opportunity in a sought-after coastal area.



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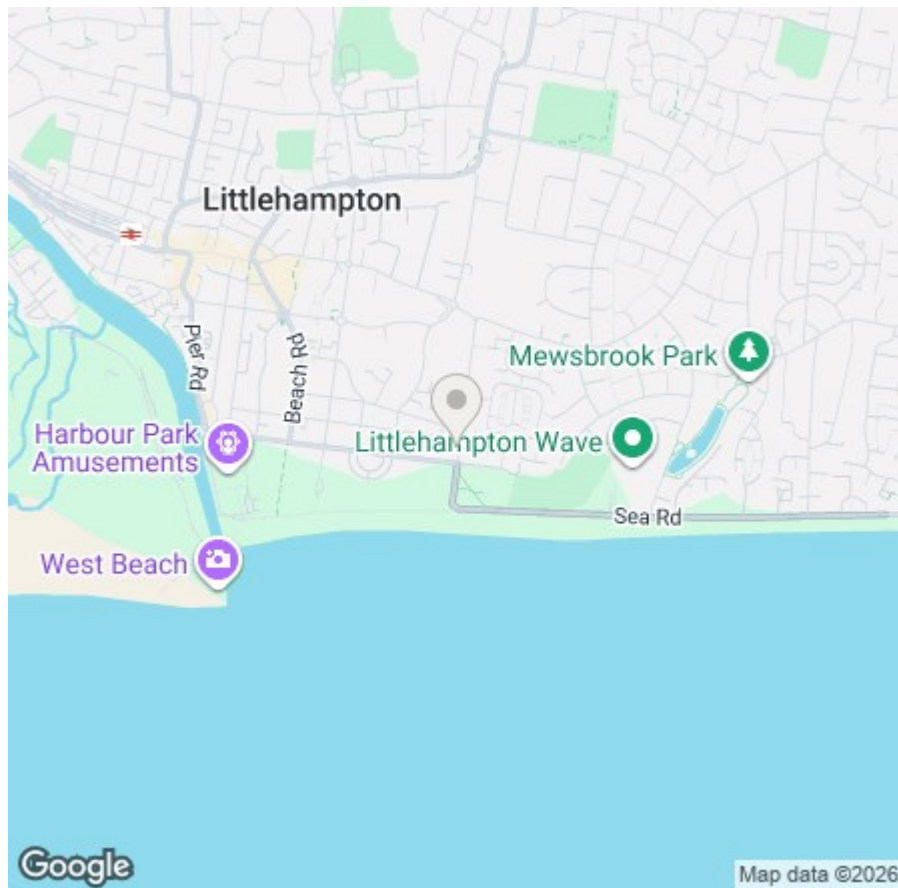


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Council Tax Band: A | Tenure: Leasehold - Share of Freehold



STUDIO ROOM
17'0" x 15'0"

KITCHEN AREA

SHOWER ROOM

SERVICE CHARGE
Approx £1,249.74 pa.

SHARE OF FREEHOLD
With approx 106 years remaining on the lease.

GROUND RENT
Approx £50 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 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.