



## 15 Winterton Lodge, Goda Road, Littlehampton, BN17 6SY

£102,500

- Ground Floor Retirement Apartment In Popular Setting Close To Town Centre
- 13'1 Double Bedroom
- Attractive Communal Gardens
- Residents Parking Area
- Vacant Possession
- 17'3 Lounge With French Doors Opening Onto Patio
- Residents Lounge
- Laundry Room
- Age Restricted to 60+
- Chain Free

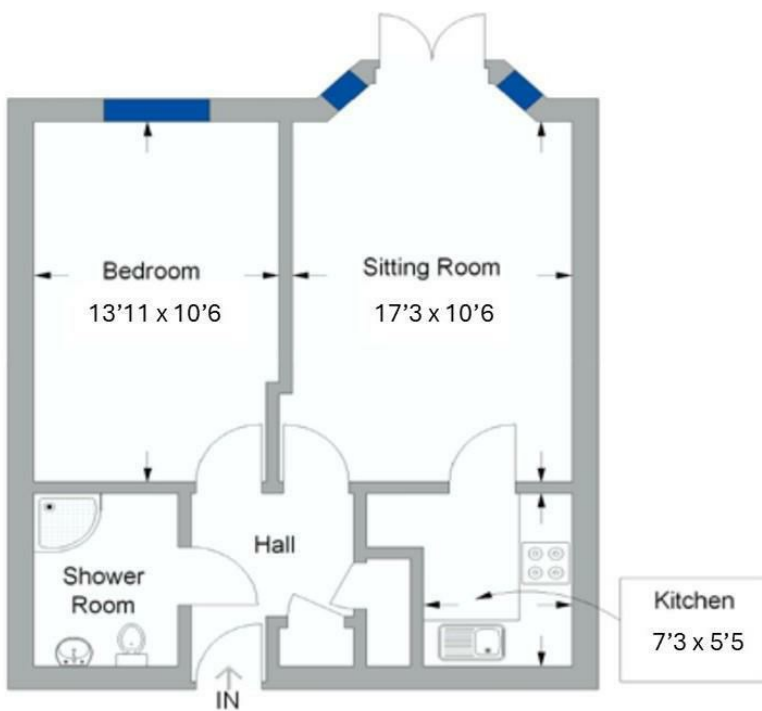
## Description

This well-proportioned apartment features a spacious 17'3" lounge with French doors opening directly onto a patio, perfect for enjoying the well-maintained communal gardens. The comfortable 13'1" double bedroom offers generous space and natural light, while the property benefits from vacant possession and is offered chain free for a smooth and stress-free move.

Residents also enjoy access to a welcoming residents' lounge, convenient laundry room, and ample residents' parking area.

Enjoy a peaceful and convenient lifestyle with this delightful ground floor retirement apartment, ideally situated within a popular development just a short walk from the town centre.

Exclusively for those aged 60 and over, this apartment presents an excellent opportunity for relaxed, low-maintenance living in a supportive community setting.



LOUNGE  
17'3 max into bay x 10'6

KITCHEN  
7'3 x 5'5

BEDROOM  
13'1 x 9'1

SHOWER ROOM  
7'3 x 5'4

LEASE  
Approx 87 years remaining

SERVICE CHARGE  
£3,462.72 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.