



Flat 7, Geranium Court 1 Petunia Grove, Wick, Littlehampton, BN17 7TU

£220,000

- Two Bedroom Purpose Built First Floor Flat
- Master Bedroom With En Suite Shower Room
- Upgraded Features Throughout Property
- Viewing Highly Recommended
- Balance of 999 Year Lease
- Allocated Parking Space & Further Visitors Spaces
- Communal Bike/Bin Store
- 21'2 Open Plan Lounge/Dining/Kitchen
- Popular Hampton Park Development
- Offered In Excellent Condition Throughout

Geranium Court 1 Petunia Grove, Littlehampton BN17 7TU

Beautifully Presented Two Bedroom First Floor Apartment with Long Lease

Located within the popular Hampton Park Development, this superb two-bedroom purpose-built first floor apartment is offered in excellent condition throughout and benefits from a range of upgraded features.

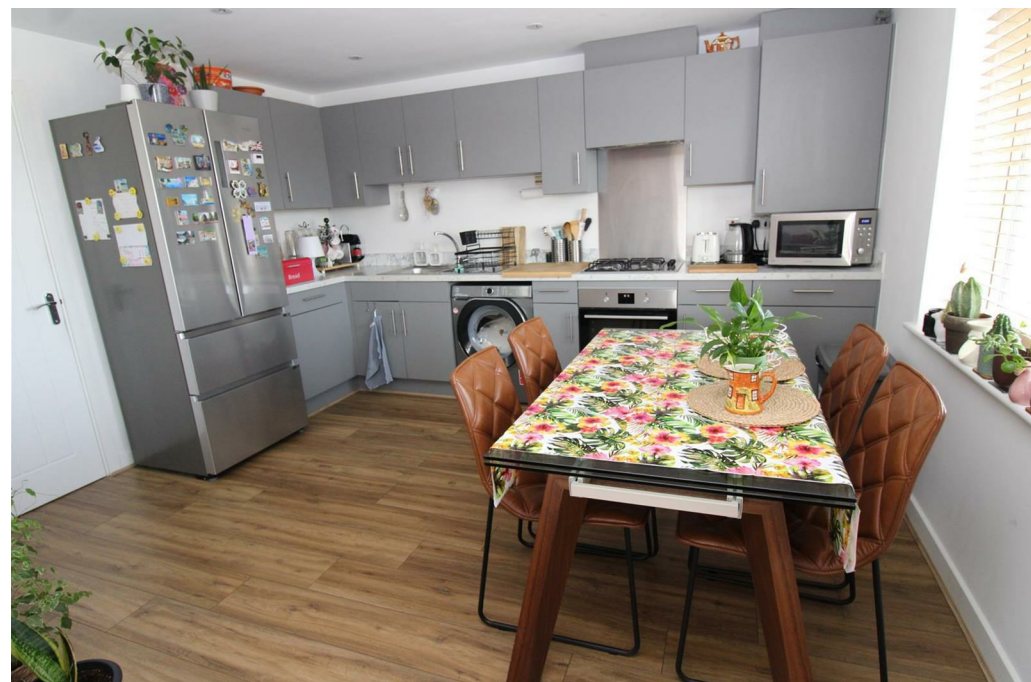
The property boasts a spacious double aspect 21'2" open-plan lounge, dining and kitchen, creating a bright and modern living space. The master bedroom benefits from an en suite shower room, with a second double bedroom and a contemporary family bathroom completing the accommodation.

Further benefits include the balance of a 999-year lease, an allocated parking space, additional visitor parking, and access to a communal bike and bin store. An ideal first-time purchase, investment or downsizing opportunity, this fantastic apartment is highly recommended for viewing.



Council Tax Band: B

Tenure: Leasehold



**LOUNGE/KITCHEN/DINING
ROOM**

21'2x12'9

Open Plan Twin Aspect
Room

MASTER BEDROOM

10'6x10'5

EN-SUITE

10'5x3'9

BEDROOM 2

16'5x6'7

BATHROOM

7'2x6'3

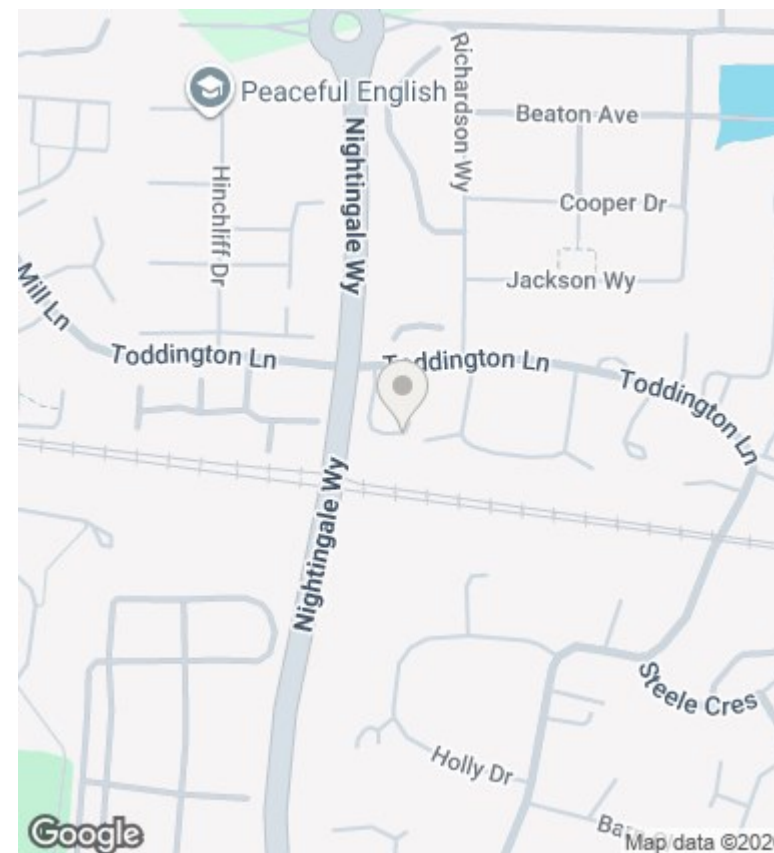
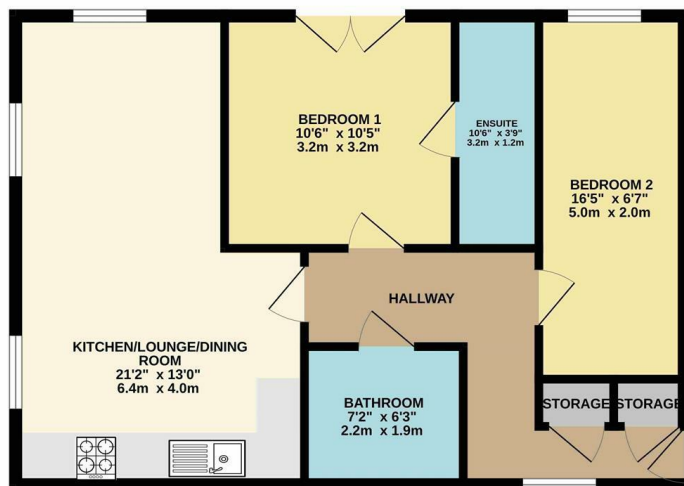
LEASE DETAILS

Lease Length: Approx 995
years remaining

Service Charge: £1800 per
annum



FIRST FLOOR FLAT
636 sq.ft. (59.1 sq.m.) approx.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.