



1B Exeter House, Fitzalan Road, Littlehampton, BN17 5JL £185,000

- First Floor Substantial Seafront Apartment
- 13'10 Kitchen/Breakfast Room
- Chain Free
- 20'8 Bedroom
- Stunning Direct Sea Views from Kitchen & Lounge
- Viewing Highly Recommended to Appreciate Size & Location of this Apartment
- 21' Lounge
- Modern White Bathroom Suite

Well presented substantial first floor seafront apartment, ideally positioned in a prime coastal location with direct sea views from both the separate lounge and kitchen/breakfast room. Offered chain free, this spacious apartment combines generous room sizes with an enviable setting, making it an ideal permanent residence, holiday home or investment purchase.

The impressive 21' lounge provides a wonderful space for relaxing and entertaining whilst enjoying uninterrupted views across the coastline, and the 13'10 kitchen/breakfast room also benefits from stunning sea views, creating the perfect spot for dining by the water. The exceptionally spacious 20'8 bedroom offers ample room for furnishings and storage, whilst the property is further complemented by a modern white bathroom suite and flexible hall way space. Properties of this size and location are rarely available and internal viewing is highly recommended to fully appreciate both the generous accommodation and outstanding seafront position.

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Council Tax Band: B

Tenure: Leasehold



LOUNGE/DINER

20'1 x 13'9

KITCHEN

10'5 x 13'9

BEDROOM

20'4 x 13'9

BATHROOM

6'7 x 5'5

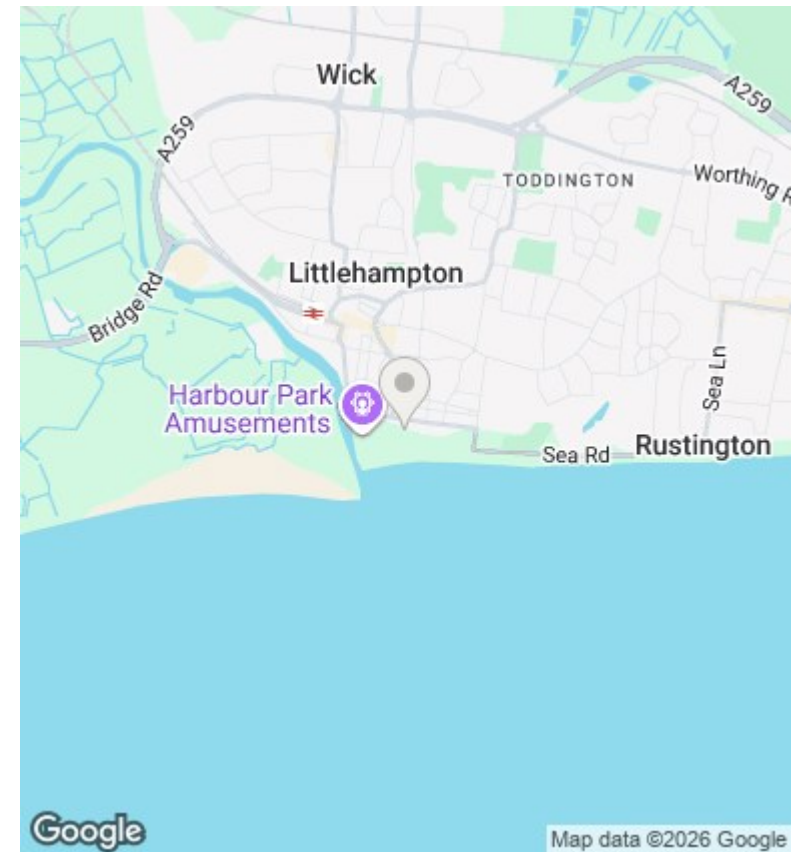
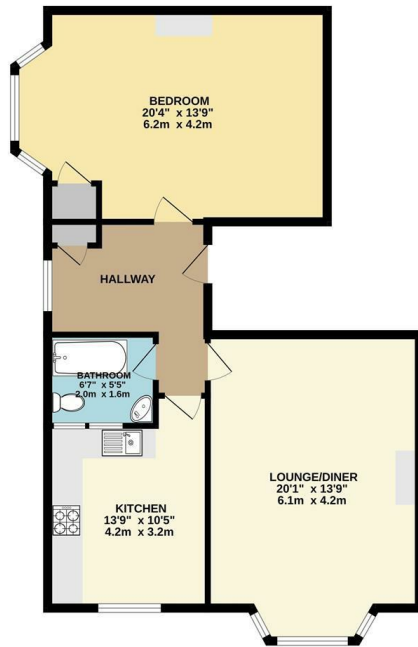
SERVICE CHARGE

Approx £2,699 PA. Building benefits from a new roof.

LEASE

Approx 114 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.