





Flat 3A Antonia Court, Terminus Road, Littlehampton, BN17 5BS

£170,000

- Chain Free
- Residents Parking Area to Rear
- Stunning Family Bathroom
- Moments from Town Centre & Littlehampton Train Station
- Ground Floor Purpose Built Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Benefitting from Extensive Fitted Storage
- Own Private Entrance
- Spacious Feature 29'8 Open Plan Lounge/Diner/Kitchen with Integrated Applicances
- 0.2 Miles From River

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Chain Free | Private Entrance | Stunning Open Plan Living

Situated just 0.2 miles from the River Arun & moments away from Littlehampton town centre & train station, this well presented ground floor purpose-built apartment offers spacious accommodation with the added benefit of its own private entrance.

The heart of the home is the impressive 29'8 open plan lounge, dining and kitchen area, creating a fantastic space for both relaxing and entertaining. The contemporary fitted kitchen is complete with a range of integrated appliances.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a family bathroom finished to a high standard. The property also offers extensive fitted storage throughout, making it as practical as it is attractive.

Externally, residents enjoy a private parking area to the rear, and the convenient location places a wide range of shops, cafés, restaurants and transport links within easy walking distance.

Offered to the market Chain Free, this exceptional property would make an ideal first-time purchase, investment or downsize opportunity.

2 1 1 B 81

Council Tax Band: B

Tenure: Leasehold





OPEN PLAN KITCHEN/LOUNGE/DINER
29'8 x 13'6

BEDROOM ONE
14'10 x 14'5

BEDROOM TWO
15'5 x 13'10

BATHROOM
6'9 x 6'6

LEASE
Approx. 83 years remaining

GROUND RENT
Approx £30 PA

SERVICE CHARGE
Approx. £1086 PA

BUILDINGS INSURANCE
Approx. £486.93 per annum



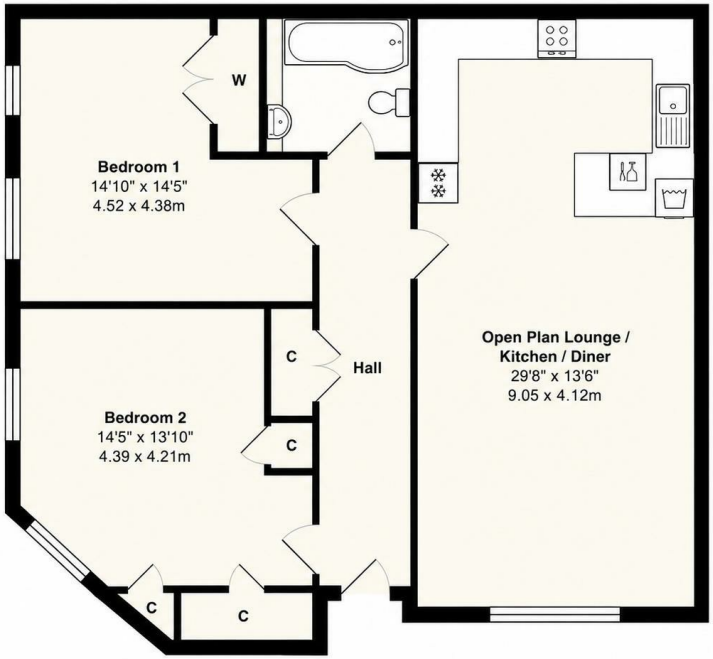






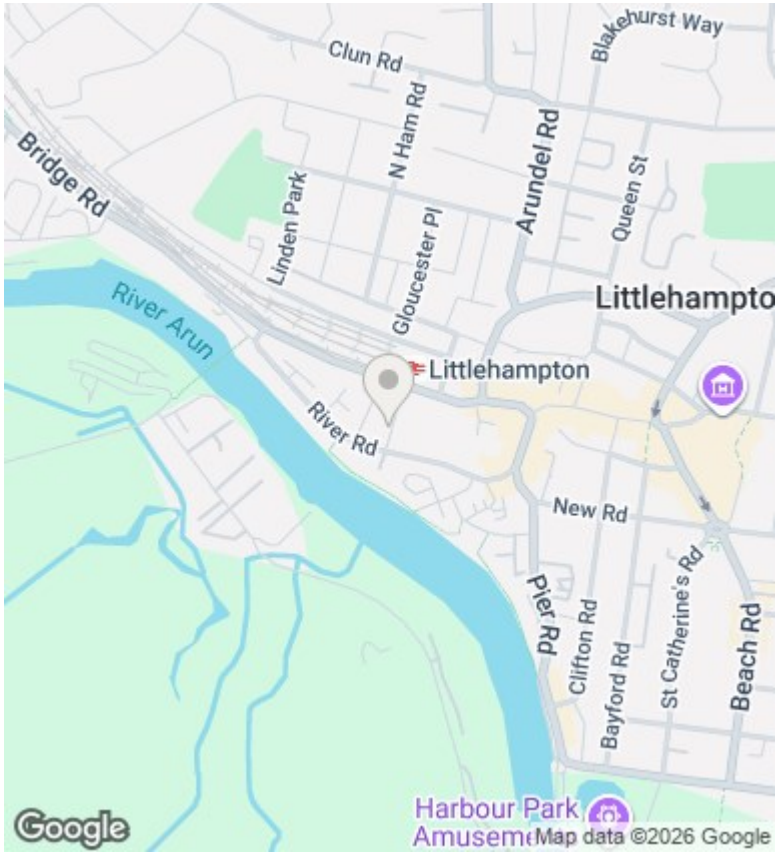






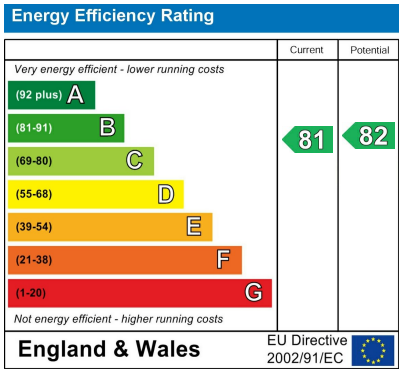
Ground Floor

Total Area: 993 ft² ... 92.2 m²



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.



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.

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