

Flat 5, 50 South Terrace, Littlehampton, BN17 5LE

£120,000

- Chain Free With Vacant Possession
- En-Suite Shower Room
- Low Outgoings
- Lower Ground Floor Seafront Apartment
- 19'4 Open Plan Kitchen/Lounge/Diner
- Service Charge Includes Water Rates
- 12'10 Double Bedroom
- South Facing Patio Front Garden
- Rental Potential Of £900 per month

50 South Terrace, Littlehampton BN17 5LE

Situated on the lower ground floor with a private south-facing patio front garden in a sought-after seafront location, this chain free apartment is offered with vacant possession, making it an ideal first-time purchase, holiday home or buy-to-let investment. Benefitting from low outgoings and a service charge that includes water rates, the property also offers an attractive rental potential of approximately £900 per calendar month.

The accommodation comprises a spacious 19'4 open plan kitchen/lounge/diner, creating a bright and sociable living space with direct access to a south-facing patio front garden — perfect for enjoying the coastal setting. There is a generous 12'10 double bedroom with the added benefit of an en-suite shower room.

Conveniently positioned close to the seafront and local amenities, this well-presented apartment combines character, practicality and investment appeal in equal measure.



Council Tax Band: A

Tenure: Leasehold



ENTRANCE HALLWAY

9'6 x 5'9

KITCHEN/LOUNGE/DINER

19'3 x 16'8

BEDROOM

12'9 x 12'5

BATHROOM

5'2 x 4'9

AGENTS NOTE

Please note that the property being marketed for sale is owned by a member of staff at Molica Franklin.

LEASE

99 years from 26/10/2007

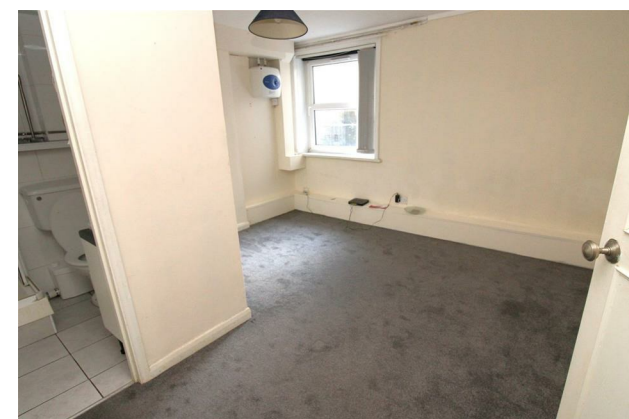
SERVICE CHARGE

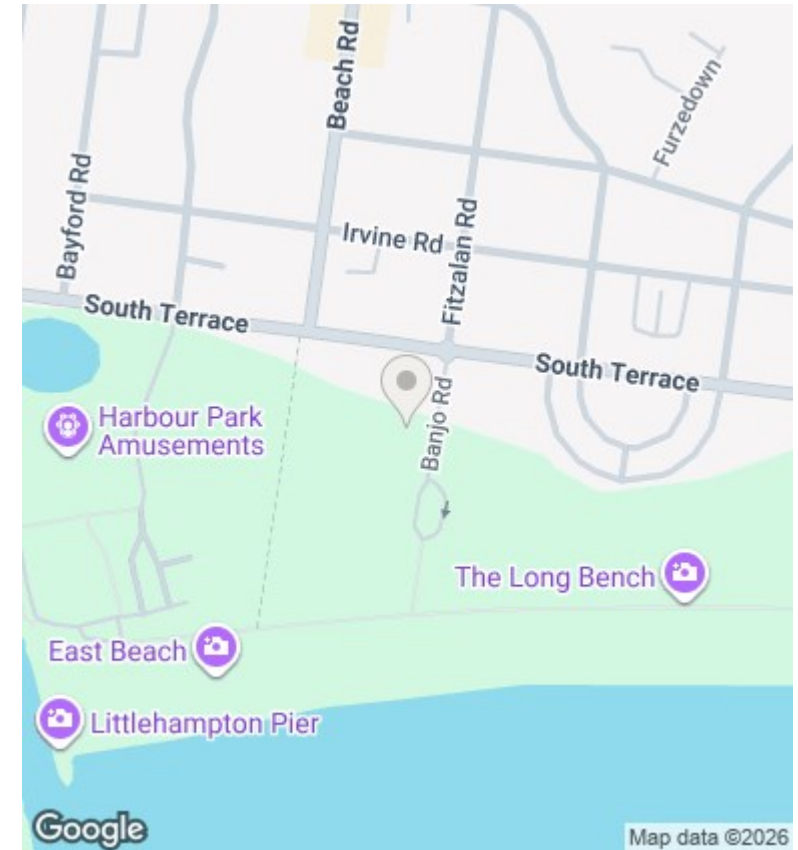
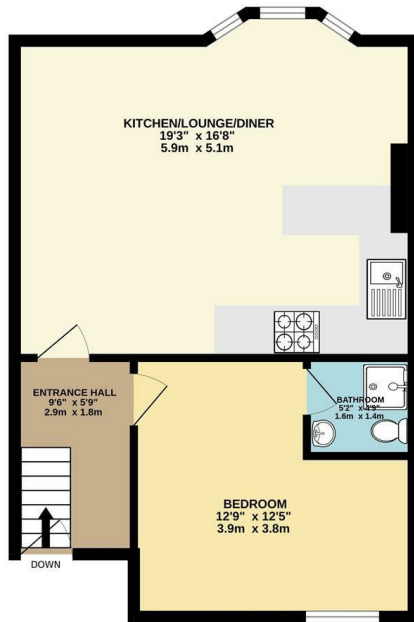
Approx £619.28 PA.

Includes water, sewage rates & buildings insurance

GROUND RENT

£100 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	77
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.