



Flat 6, Wight Court Surrey Street, Littlehampton, BN17 5DJ

£300,000

- Two Bedroom Riverside Apartment
- 15'9 Lounge
- Convenient Location Close To Many Amenities
- Stunning Views Over River Arun To Littlehampton Golf Course & Yacht Club
- Master Bedroom With En-Suite Shower Room
- Chain Free
- West Facing Balcony
- Close To Seafront, Train Station & Town Centre Shops
- Allocated Parking Space
- Viewing Highly Recommended To Appreciate Stunning Location

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Enjoying an enviable riverside setting with breathtaking views across the River Arun towards Littlehampton Golf Course and the Yacht Club, this superb second floor, two-bedroom apartment offers an exceptional lifestyle. Offered to the market chain free, the property is perfectly positioned within easy reach of the seafront, train station and town centre shops, making it an ideal permanent home, holiday retreat or investment opportunity.

The well-proportioned accommodation includes a bright and spacious 15'9 lounge with direct access to a delightful west-facing balcony, providing the perfect spot to relax and enjoy the afternoon and evening sunshine while taking in the ever-changing river views. The kitchen is conveniently positioned alongside the living space, while the principal bedroom benefits from its own en-suite shower room. A further bedroom and family bathroom complete the accommodation.

Externally, the apartment also benefits from an allocated parking space, adding to the convenience of this superb home. Combining an outstanding waterside position with excellent access to local amenities, this is a rare opportunity to secure a property in a truly stunning location. Viewing is highly recommended to fully appreciate the spectacular outlook and lifestyle on offer.



Council Tax Band: D

Tenure: Leasehold



Lounge

15'9 x 12'56

Kitchen

10'34 x 6'56

Bedroom 1

14'8 x 9'4

Ensuite

6'8 x 3'3

Bedroom 2

11'9 x 8'5

Balcony

12'5 x 4'7

Lease

Approx 102 years
remaining

Service Charge

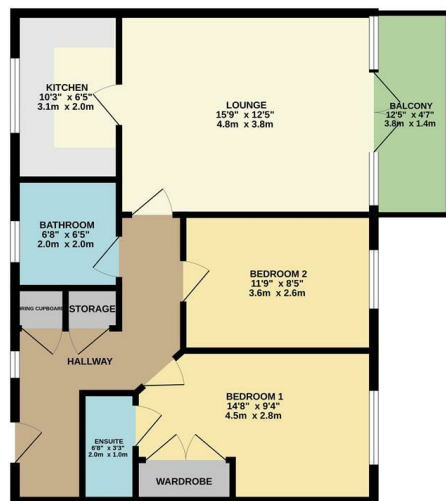
Approx £2251.22 pa

Ground Rent

Approx £125 pa



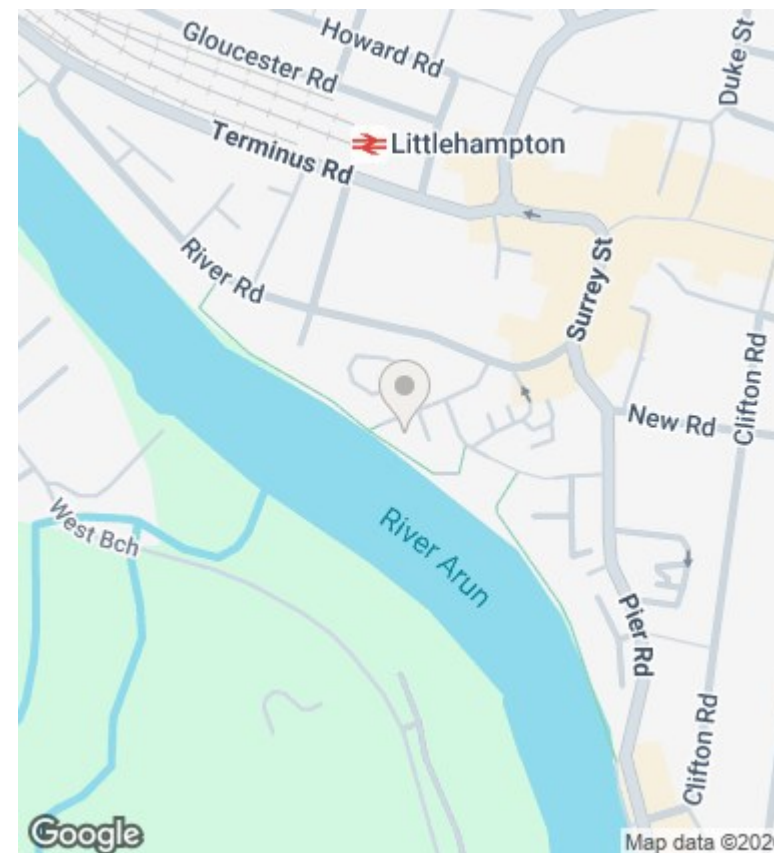
668 sq.ft. (62.1 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA: 668 sq ft. (62.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as a guide to the proposed purchase. The actual layout of the property may vary from the plan and no guarantee as to their accuracy or efficiency can be given. Made with Metaplan 12/2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
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.