



Flat 21 County Wharf, Pier Road, Littlehampton BN17 5AF
£299,950 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- River Views & Balcony
- Modern Ground Floor
- 2 Bedrooms
- En Suite Shower/WC
- Additional Bathroom/WC
- Gas Central Heating & Double Glazing
- No Onward Chain
- Gated Entrance & Parking
- EPC Rating: - 'C'

A luxury ground floor riverside apartment built by David Wilson Homes immediately adjacent to the River Arun on Littlehampton's delightful quayside, which runs from the beach and river entrance up to and just beyond the Look and Sea Centre and slipway. The apartment has stunning views up and down the river and across to the Yacht Club and Littlehampton links golf course.

In brief the accommodation comprises:- spacious entrance hall with built in cupboards, lounge/dining room with double opening doors to the ground floor balcony and quayside, modern fitted kitchen, main bedroom with en suite shower room/WC, second bedroom and additional bathroom/WC.

Outside there is a private gated area with allocated parking space and a private balcony that overlooks the river.

In our opinion the apartment would suit either a permanent residency or second/holiday home.

LEASE 125 years from 2002

MAINTENANCE CHARGE - TBA

GROUND RENT - £170 for period 1.10.25 – 31.03.26

COUNCIL TAX - Band 'D'

Small pets allowed with permission.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





GATED ENTRANCE

SECURITY ENTRY PHONE SYSTEM

ENTRANCE HALL

LOUNGE/DINING ROOM

17' x 14' (5.18m x 4.27m)

BALCONY - WITH RIVER VIEWS

MODERN KITCHEN

13' 6" x 7' 8" (4.11m x 2.34m)

BEDROOM 1

15' 2" x 9' 1" (4.62m x 2.77m)

EN SUITE SHOWER ROOM/WC

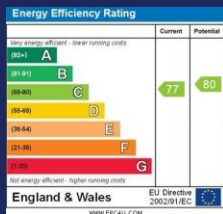
BEDROOM 2

13' 2" x 7' 3" (4.01m x 2.21m)

MAIN BATHROOM/WC

SECURE GATED PARKING AREA

ALLOCATED PARKING SPACE



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