



Flat 6, Heathcourt 6-8 St. Floras Road, Littlehampton - BN17 6BA

£169,950 Leasehold - Remainder of 999 Year Lease

NO ONWARD CHAIN with remainder of a 999-year lease • Recently redecorated one bedroom ground floor apartment • Additional study/dressing room ideal for home working or storage • Private patio garden perfect for relaxing and entertaining • Popular St Floras Road location close to the seafront and coastal walks • Easy access to Littlehampton town centre, mainline station and transport links • Conveniently located near Rustington Village, riverfront, beach and major supermarkets • Benefits include allocated parking, gas central heating, double glazing and secure entry system



NO ONWARD CHAIN with the remainder of a 999-year lease! This recently redecorated one bedroom plus study/dressing room ground floor apartment is ready to move straight into and benefits from its own private patio garden.

Situated in the popular location of St Floras Road in Littlehampton, the property is ideal for coastal walks, peaceful living and remains well connected to local transport links, the town centre and seafront. Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

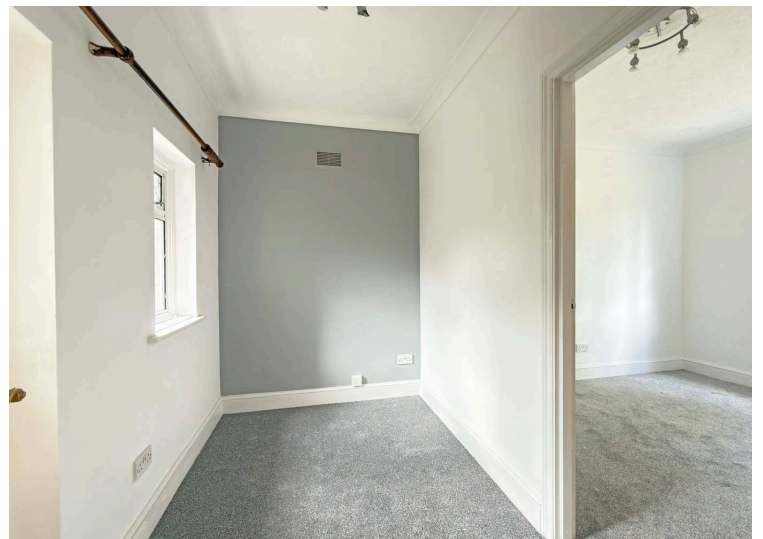
This well presented home would make an excellent first-time purchase, buy-to-let investment or convenient downsizing option. Additional features include gas central heating, double glazing throughout, a secure telephone entry system and an allocated parking space. Early viewing is highly recommended to avoid missing out on this fantastic opportunity!

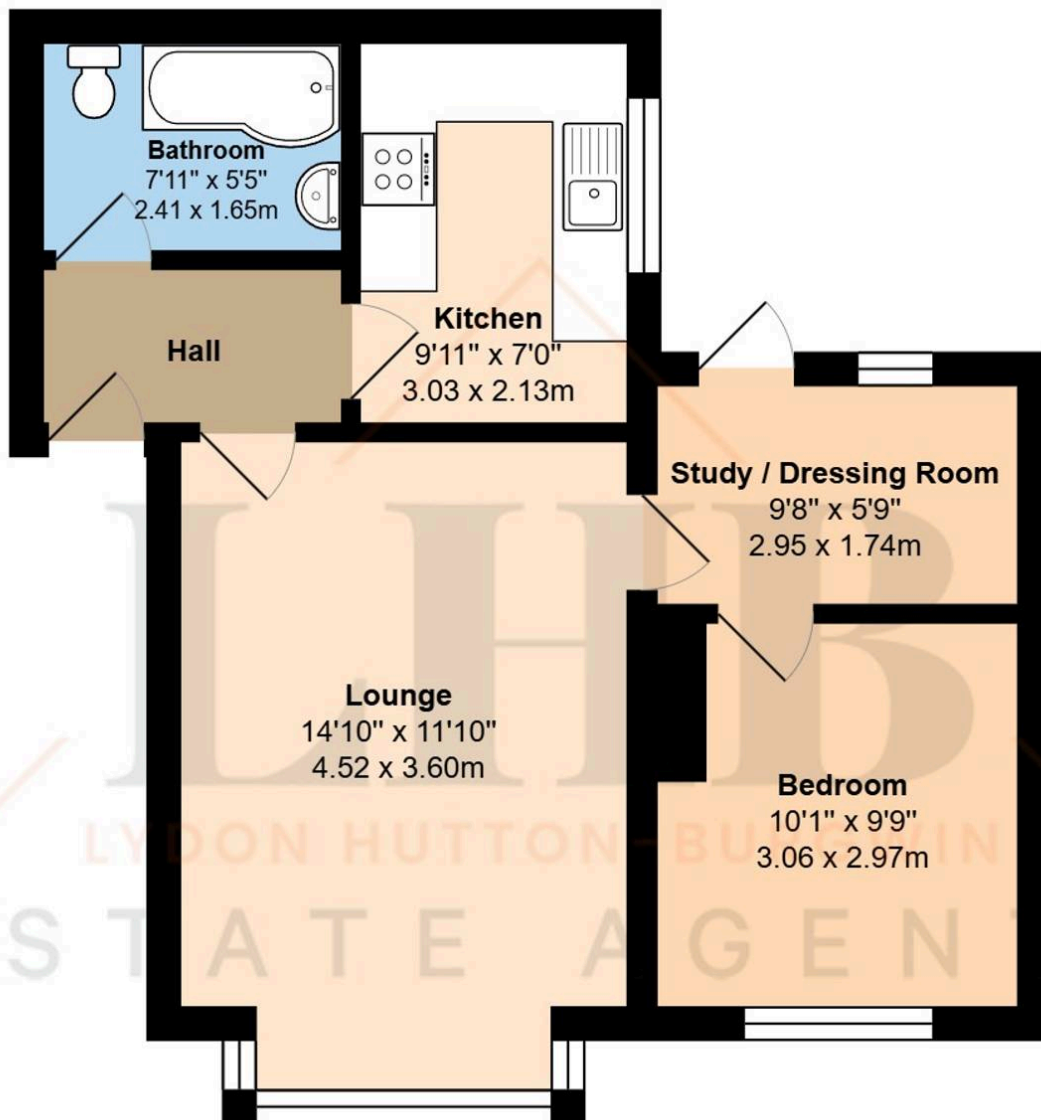
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

Total Area: 516 ft² ... 48.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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