



## 9, Southlands Court, South Terrace, Littlehampton, BN17 5NX

£165,000

- Second Floor Seafront Apartment In Purpose Built Block
- 15'2 South Facing Lounge
- 9'8 Kitchen
- Chain Free
- South Facing Balcony With Superb Direct Seaviews
- 13'5 South Facing Bedroom
- Lift Served Block
- Share Of Freehold With Balance of 999 year lease
- Compound Garage To Rear Of Block
- Close To Many Amenities

# Southlands Court, Littlehampton BN17 5NX

Welcome to Southlands Court, a charming flat located on South Terrace in the delightful coastal town of Littlehampton. This one-bedroom property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a tranquil retreat by the sea.

As you enter the flat, you will be greeted by a warm and inviting atmosphere. The living space is thoughtfully designed to maximise natural light, creating a bright and airy environment. The well-proportioned bedroom provides a peaceful sanctuary, perfect for relaxation after a long day.

The flat is situated in a prime location, just a short stroll from the beautiful beaches of Littlehampton, where you can enjoy leisurely walks along the promenade or indulge in various water activities. The vibrant town centre is also within easy reach, offering a range of shops, cafes, and restaurants to cater to your every need.

This flat presents an excellent opportunity for those looking to embrace a coastal lifestyle while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely flat your new home in Littlehampton.



Council Tax Band: A  
Share of Freehold

Tenure: Leasehold -



### LOUNGE

15'2x14'0

### BEDROOM

13'5x8'7

### KITCHEN

9'8x7'7

### BATHROOM

5'9x5'8

### BALCONY

10'2x4'5

south facing

### TENURE

Leasehold-Share of

Freehold

Lease: 986 years remaining

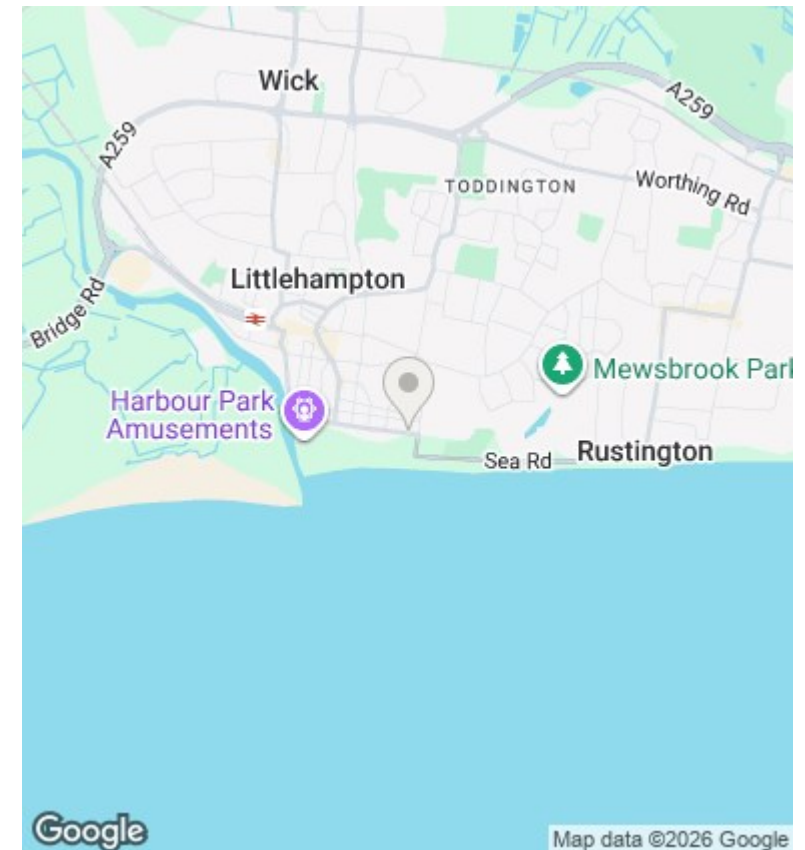
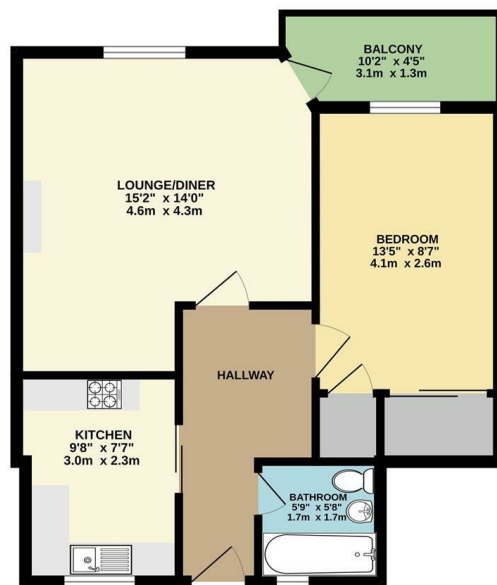
Ground Rent: Peppercorn

Service Charge: £2256 per annum paid quarterly

### GARAGE

Single length garage in compound to rear of block





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 |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 80      | 83        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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.