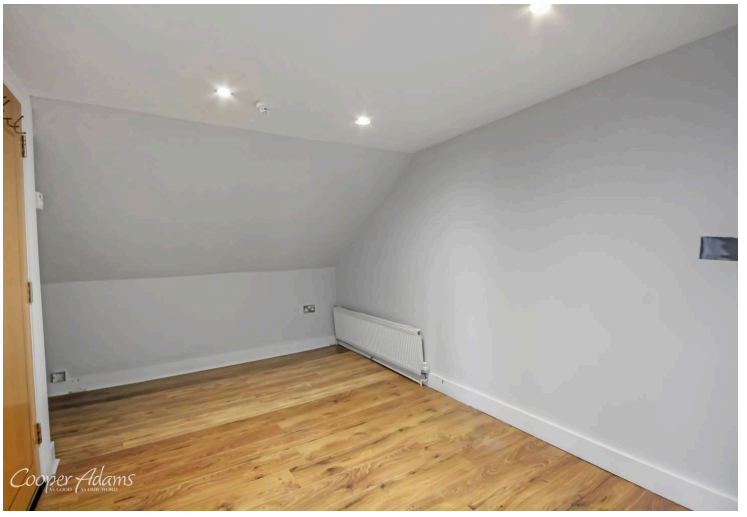




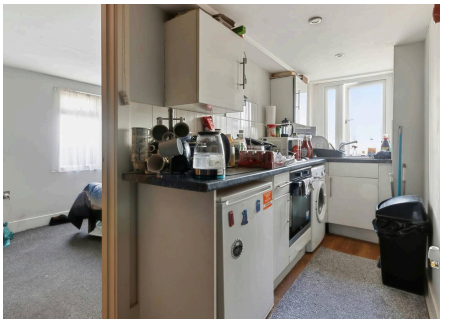


High Street, Littlehampton, BN17 5EE

Leasehold

One Bedroom • Top Floor Flat • Sold with Tenant in Situ • Council Tax Band: A • EPC Rating: C • Gas Central Heating • Rental Value Per Month: Circa £700pcm • Lease with approx. 114 years remaining • Located within Walking Distance to Shops and Transport links • Approx. 341 sq. ft (31.7 sq. m)

Cooper Adams





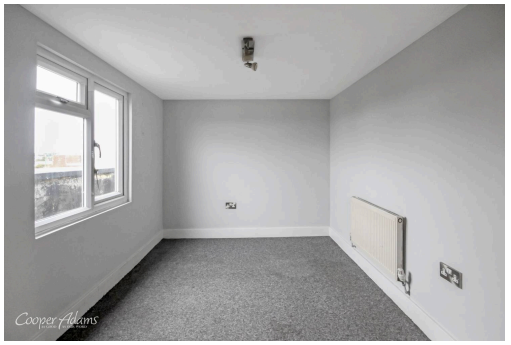
Calling all landlords - this one-bedroom top-floor flat on High Street, Littlehampton, is being sold with a tenant in situ, making it an ideal option for investors seeking a tenanted property! The accommodation comprises a lounge, separate kitchen, double bedroom and shower room, with gas central heating throughout. The flat is conveniently located within walking distance of local shops and transport links. It has approximately 114 years remaining on the lease, falls within Council Tax Band A and has an EPC rating of C.

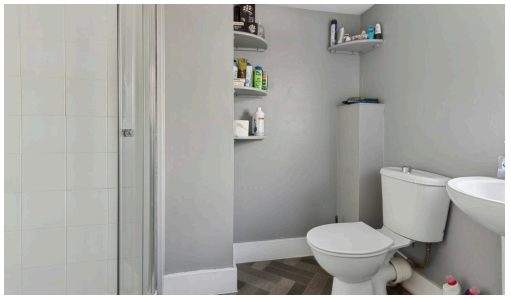
On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



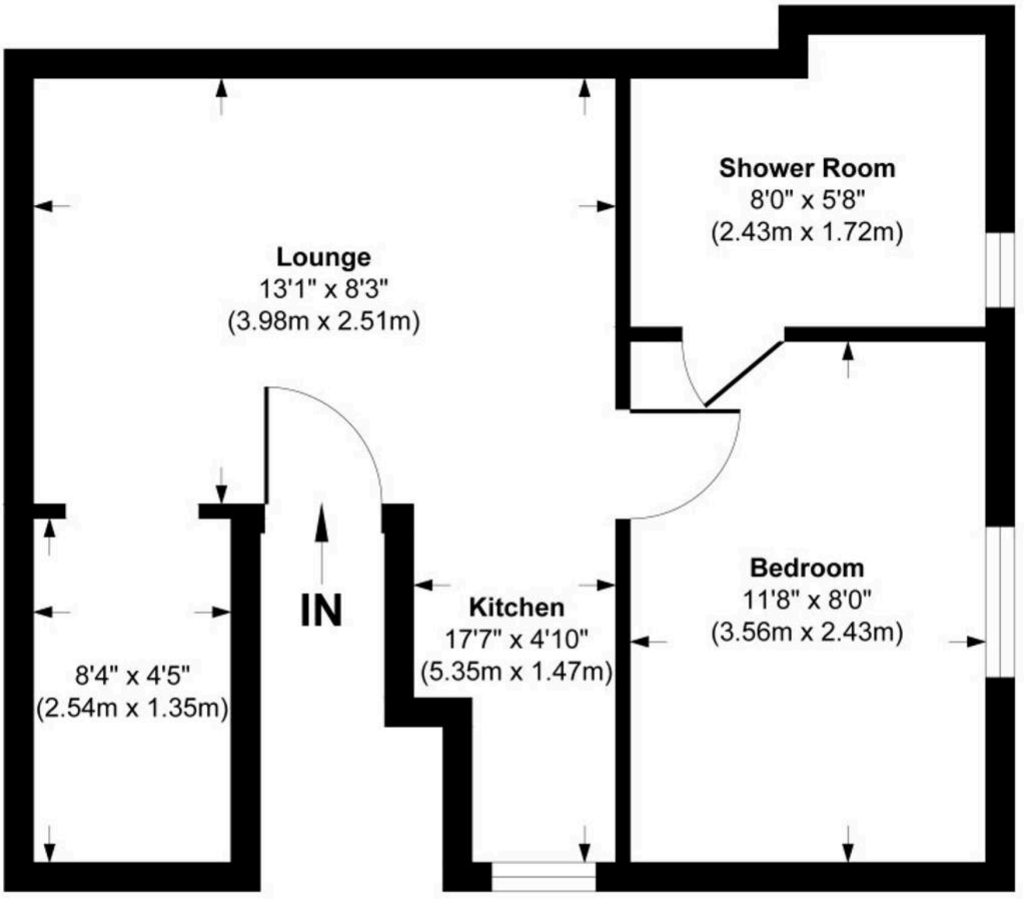
Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.







High Street, Littlehampton



Floor Plan
Approximate Floor Area
341 sq. ft
(31.74 sq. m)

Approx. Gross Internal Floor Area 341 sq. ft / 31.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Council Tax band: A, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.