



Ground Floor Flat 1A 40 South Terrace, Littlehampton, West Sussex, BN17
5NU
£105,000

- Modern Studio Apartment
- Gas Central heating
- Separate 8'65 x 6'02 Contemporary Kitchen
- Located on Littlehampton Seafront
- Main Studio Room Measuring 13'41 x 12'68 with Fitted Storage
- Chain Free

Description

Modern Studio Apartment | Littlehampton Seafront | Chain Free

Situated in a seafront location, this well-presented modern studio apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a coastal retreat.

The property features a bright and spacious main studio room measuring approximately 13'41 x 12'68, complete with useful fitted storage, creating a practical and versatile living space. A separate contemporary kitchen 8'65 x 6'02 is well-appointed and offers ample workspace and storage.

Further benefits include gas central heating for year-round comfort and the significant advantage of being offered to the market ****chain free****, ensuring a smoother purchasing process.

Enjoy the convenience of living just moments from Littlehampton's beautiful beachfront, local amenities, cafés, transport links, and the town centre.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

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Council Tax Band: A | Tenure: Leasehold



STUDIO ROOM
13'41 x 12'68

KITCHEN
8'65 x 6'02

BATHROOM
7'57 x 4'91

LEASE
Approx 121 years remaining

SERVICE CHARGE
Approx £713.56 PA

GROUND RENT
£100 PA

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.

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.