2 Hale Lodge, Fitzalan Road, Littlehampton BN17 5ET

£85,000 Leasehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Retirement Flat**
- **No Onward Chain**
- **'Like New' Inside**
- **Double Bedroom**
- **Direct Access To Gardens**
- **Communal Facilities**
- **Viewing Strongly Recommended**
- **Council Tax Band 'B'**
- **EPA Rating 'B'**

Nestled in the heart of Littlehampton, West Sussex, this superbly presented ground floor retirement flat offers a fantastic opportunity for those seeking comfort, convenience, and peace of mind. Immaculately maintained and in excellent decorative order, this one double bedroom property provides 526 sq feet of thoughtfully designed living space-ideal for a relaxing and secure retirement lifestyle.

Step into a bright and welcoming lounge, featuring direct access to and peaceful views over the well-maintained communal gardens. The space beautifully blends tranquillity and convenience, offering an inviting spot to unwind or entertain visitors while enjoying the outlook.

The property boasts a contemporary kitchen fitted with modern appliances, perfect for both everyday cooking and the occasional dinner with guests. The stylish shower room is equally impressive with its modern fittings, creating a fresh and comfortable environment.

Residents benefit from a host of communal facilities, including a friendly lounge for socialising, a well-equipped laundry room, a guest suite for visiting family or friends, and the reassurance of a 24-hour careline and an on-site house manager dedicated to residents' well-being. Electric heating and double glazing ensure comfort throughout the year.

With general residents' parking bays available, the convenience continues outside the property.

Perfectly positioned in the town centre, this flat is just moments from Littlehampton's shops and essential amenities. Take a leisurely stroll to the beautiful seafront and promenade. Excellent transport links are close at hand, with the train station only a short distance away, making travel to surrounding areas wonderfully straightforward. Local bus routes pass close by.

Offered with no onward chain, this property is a rare find for those seeking an easy move in a well-regarded retirement community.

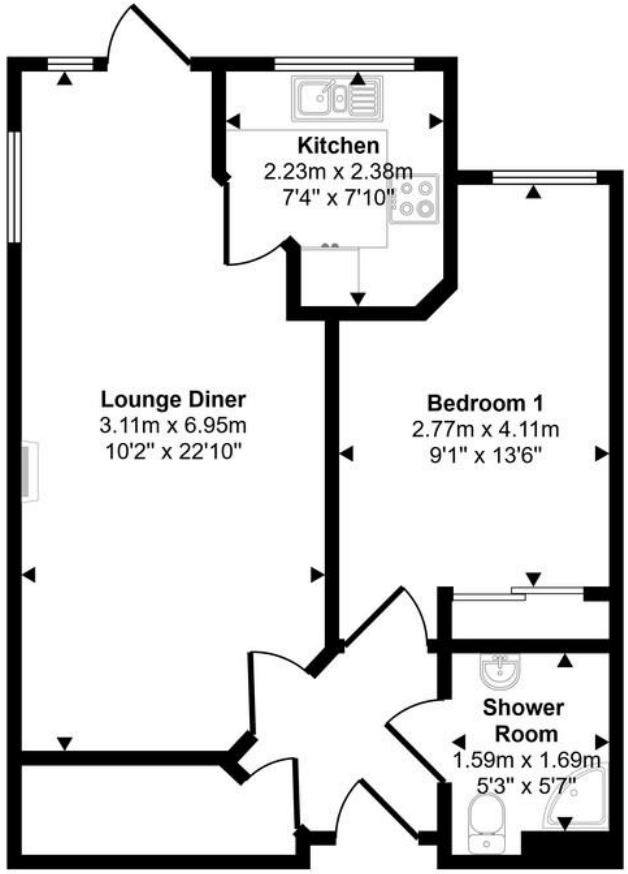
Arrange your viewing today to truly appreciate all this standout retirement flat has to offer.

AGE RESTRICTION - Requires at least one apartment owner to be over the age of 60 with any second owner over the age of 55.
SERVICE CHARGE - Year ending 31/05/27 £3,462.19
GROUND RENT - £822.98 per annum. Reviewed June 2032
LEASE - 999 year lease, commenced 2018

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.

Approx Gross Internal Area
46 sq m / 491 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

SECURITY ENTRYPHONE SYSTEM

COMMUNAL HALLWAYS

ENTRANCE HALL

LOUNGE/DINING ROOM
22' 10" x 10' 2" (6.96m x 3.1m)

KITCHEN
7' 10" x 7' 4" (2.39m x 2.24m)

BEDROOM
13' 6" x 9' 1" (4.11m x 2.77m)

SHOWER ROOM

RESIDENTS LOUNGE

GUEST SUITE

RESIDENTS PARKING

COMMUNAL GARDENS

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