



St. Marys Close, Littlehampton, BN17 5QD

Share of Freehold

Two Double Bedrooms • Ground Floor Apartment • Share or Freehold / Low Service Charges / No Ground Rent / No Lease • Direct Access into South-Facing Communal Garden • Garage & Parking • Fitted Wardrobes to both Bedrooms • Located Less Than a Mile to Littlehampton Town and Beach • Approx. 997 sq. ft (92.6 sq. m)

Cooper Adams

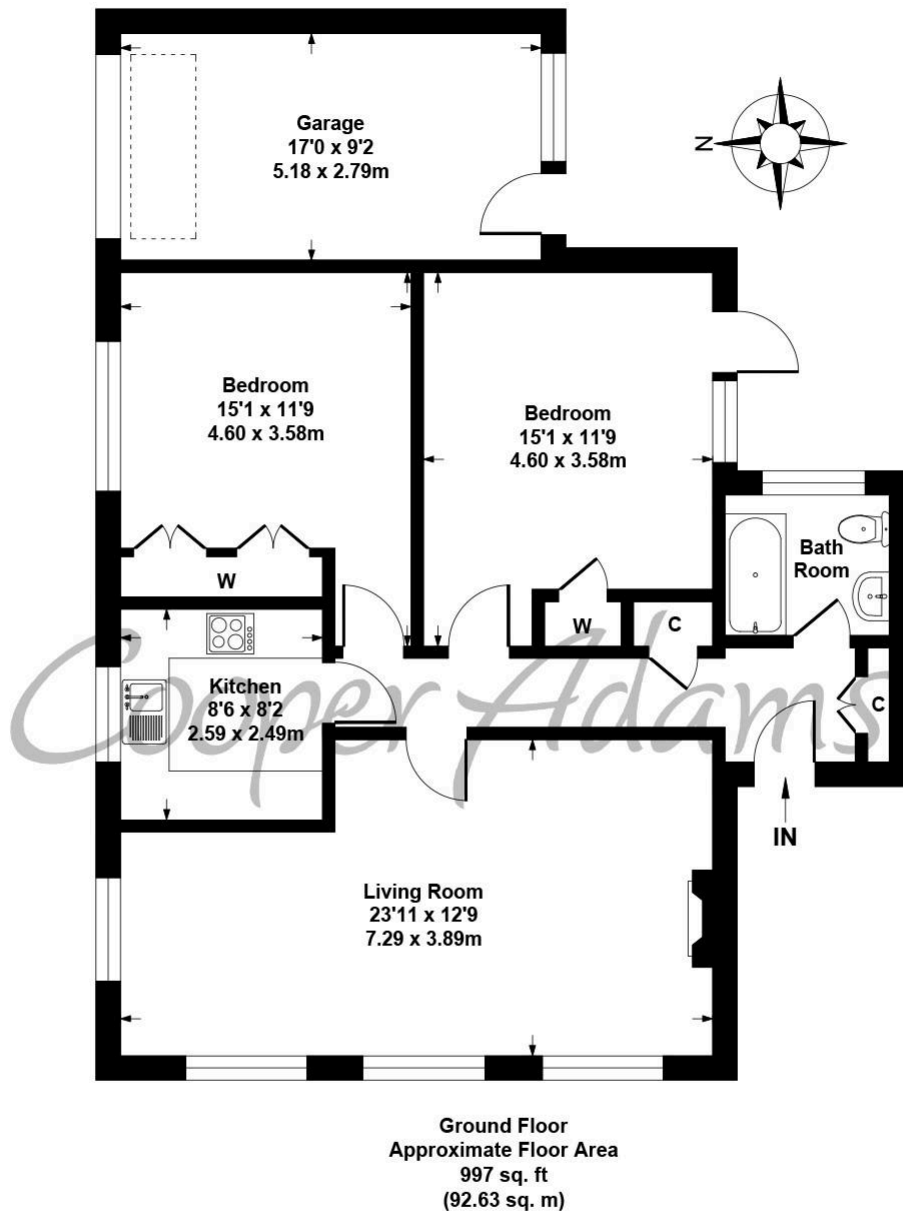
This two-bedroom ground floor apartment benefits from a share of freehold, with low service charges, no ground rent and NO LEASE. Internally, the accommodation includes a lounge diner which has recently been redecorated and features an electric fire place, alongside a kitchen fitted with a new oven and hob, with additional space for freestanding appliances. Both bedrooms are comfortable doubles, both with fitted wardrobes. The secondary bedroom has direct access to the communal gardens. The bathroom consists of a bath, sink and WC. Outside, residents have use of the south-facing communal gardens, and the property also comes with a garage. Further benefits include a boiler replaced approximately five years ago. The property is located less than a mile from Littlehampton town centre and train station, with convenient commuter links nearby.

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.



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.





St Marys Close, Littlehampton
Approx. Gross Internal Floor Area 997 sq. ft / 92.63 sq. m

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

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Council Tax band: B, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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.

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