



## 57 Winterton Lodge, Goda Road, Littlehampton, West Sussex, BN17 6SY

Offers In The Region Of £94,000

- One Bedroom Retirement Apartment for the Over 60's
- Popular Setting Situated Close to Amenities
- On Site Manager
- Chain Free
- Lift Served Block
- Attractive Communal Gardens, Laundry Room & Residents Lounge
- 11'5 Double Bedroom with Fitted Wardrobes and French Doors onto Balcony
- Balcony Overlooking Communal Gardens
- Residents Parking Area
- 14' Lounge/Diner with Doors Leading onto Balcony

# 57 Winterton Lodge, Littlehampton BN17 6SY

Located on the first floor of a well-maintained, lift-served development, this delightful one-bedroom apartment offers comfortable and secure living exclusively for the over 60s.

Enjoying a peaceful position with a private balcony overlooking the attractive communal gardens, the property benefits from access via French doors from both the lounge and bedroom, bringing in plenty of natural light and offering a tranquil outlook.

The accommodation includes a generously sized 14' lounge/diner, a bright and airy 11'5" double bedroom with fitted wardrobes, a well-appointed kitchen, and a modern, refitted shower room.

Residents enjoy a range of on-site facilities including a residents' lounge, laundry room, and a parking area, all set within beautifully maintained communal grounds. There are home emergency call system devices in each room and there is a manager on site for peace of mind.

Ideally situated close to local shops, services, and public transport, this apartment offers both independence and peace of mind in a popular and supportive setting.



Council Tax Band: C

Tenure: Leasehold



**LOUNGE:**  
14'0" x 10'6"  
Overlooking the communal garden, with French doors giving access to Balcony.

**KITCHEN:**  
10'44 x 5'40

**DOUBLE BEDROOM:**  
11'5" x 8'9"  
With French doors giving access to Balcony, giving outlook to Communal Garden. Recessed double wardrobe cupboard with hanging rail and shelf.

**SHOWER ROOM:**  
6'86 x 5'38  
Refitted when current owner moved in

**BALCONY:**  
With metal balustrading, tiled floor and views to Communal Garden. French doors to Lounge and Bedroom.

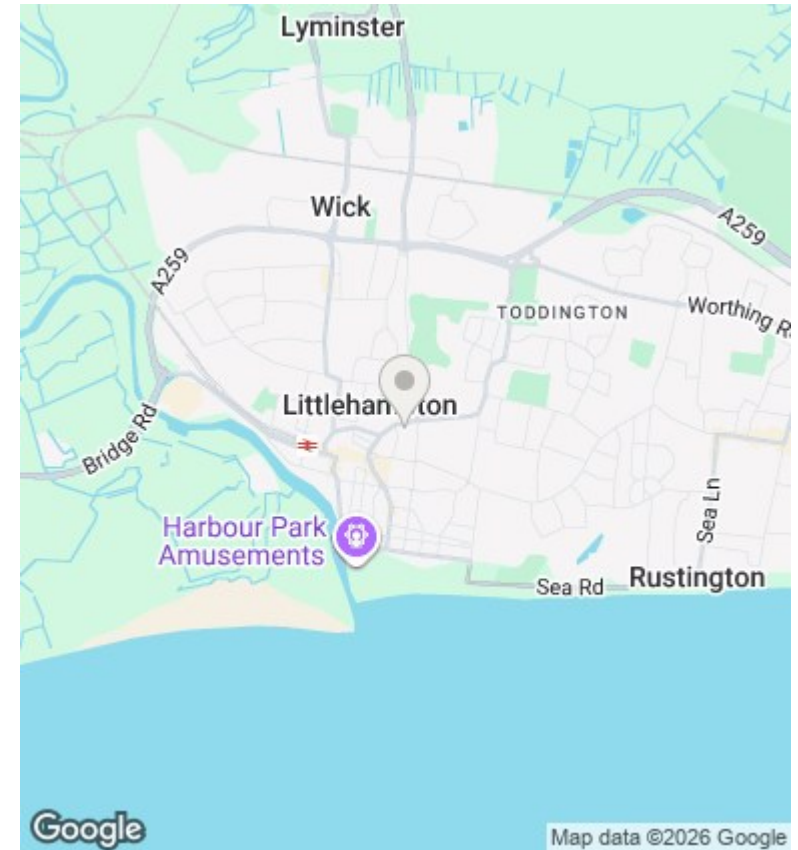
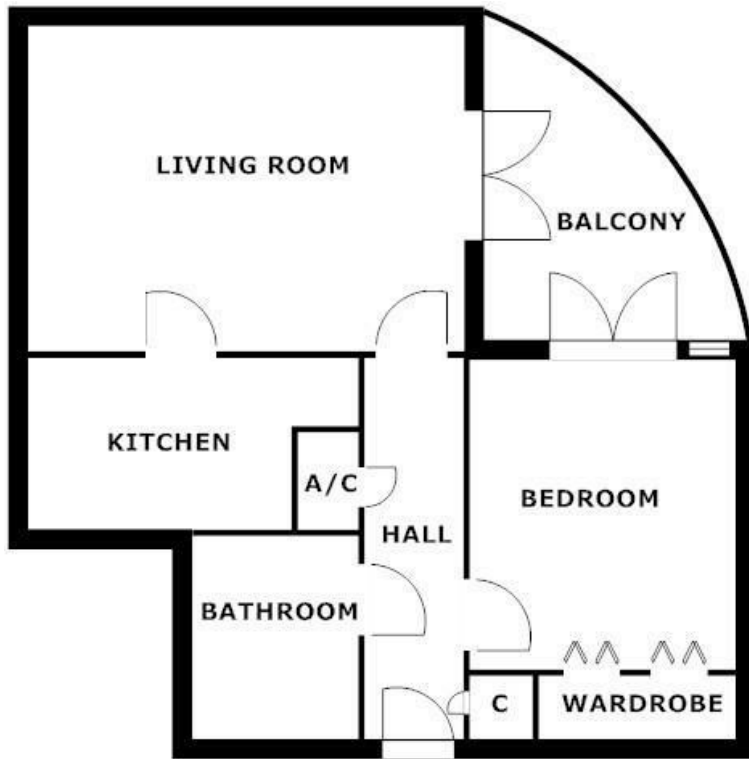
**COMMUNAL GARDEN:**  
Being laid to lawn with flower and shrub bordering and brick and flint walling.

**LEASE:**  
Approx 90 years remaining

**SERVICE CHARGE:**  
Approx £3,462.72 PA

**GROUND RENT:**  
Approx £50 PA





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">85</span>  <span style="font-size: 2em;">77</span> </div>
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

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 restuarants 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.