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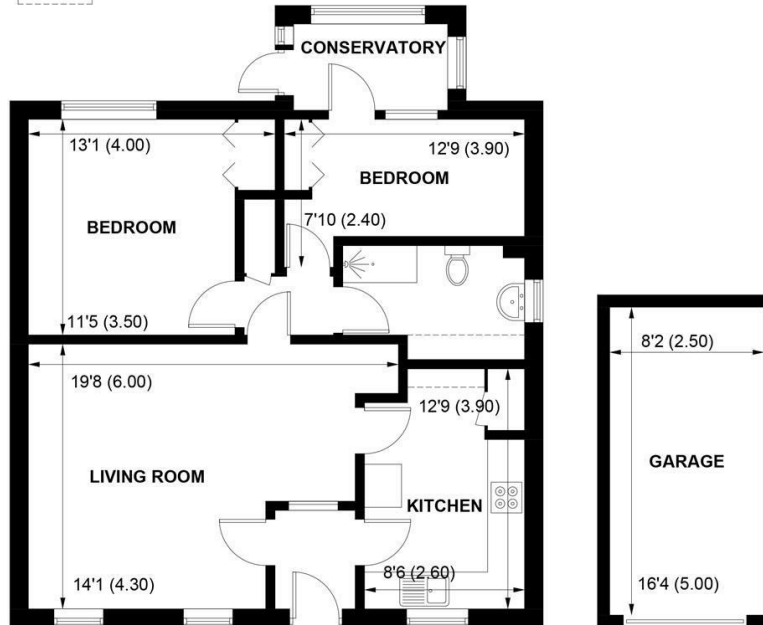
Sims Williams



45 FURZEDOWN, LITTLEHAMPTON, WEST SUSSEX, BN17 5NJ



 = Reduced headroom below 1.5m / 5'0"



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 772.95 SQ FT / 71.81 SQ M (EXCLUDING GARAGE)
GARAGE = 134 SQ FT / 12.5 SQ M
TOTAL = 906.95 SQ FT / 84.31 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

£1,295 PCM

45, FURZEDOWN,
LITTLEHAMPTON,
WEST SUSSEX, BN17 5NJ

- Recently refurbished throughout
- Ground floor apartment
- Two bedrooms
- Spacious dual-aspect sitting room
- Modern fitted kitchen
- Conservatory accessed via the second bedroom
- Private enclosed rear garden
- Garage in nearby compound
- Five Weeks Rent Security Deposit

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = B

Recently refurbished throughout, this well-presented two-bedroom ground floor apartment enjoys a peaceful position within a sought-after cul-de-sac, just moments from the seafront and within easy reach of Littlehampton's amenities.

The property has been tastefully updated to provide bright and contemporary accommodation throughout. A welcoming entrance hall leads to a generous dual-aspect sitting room, offering excellent space for both living and dining.

The modern fitted kitchen has been refitted with a range of shaker-style units complemented by marble-effect worktops, subway tiled splashbacks and space for appliances.

The accommodation offers a generous principal double bedroom together with a well-proportioned second bedroom, ideal as a guest room, nursery or home office. French doors from the second bedroom lead into a bright conservatory overlooking the rear garden, providing a versatile additional reception space.

The contemporary shower room has been recently refitted and features a large walk-in shower with modern fittings.

Outside, the property enjoys a private enclosed rear garden, offering a pleasant space to relax and entertain, together with a useful timber shed. A garage, situated within a nearby compound, provides secure parking or excellent additional storage. There is also on street parking available.

Located within a quiet residential setting, the property is just a short walk from Littlehampton's award-winning beach, local shops, cafés and transport links, making it an excellent choice for those seeking comfortable coastal living.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

