



## Flat 4, 3 South Terrace, Littlehampton, BN17 5NZ

Greenways Property are pleased to offer this spacious top floor three-bedroom flat situated in the conservation area of South Street, just a few steps from the beach and a short walk to Littlehampton town centre.

The property enjoys direct sea views and features a large lounge with bay window, a separate fitted kitchen with integrated appliances, and a bathroom with both bath and separate shower.

A rare opportunity to live by the coast in a character building with exceptional views and easy access to all local amenities

**£1,300 Per month**

# Flat 4, 3 South Terrace, Littlehampton, BN17 5NZ



- Top floor flat
- Direct Sea views
- Three Bedrooms
- Kitchen with appliances
- Spacious apartment
- Bathroom with separate shower

## Communal Entrance

Door entry phone and stairs leading to the property.

## Entrance Hall

L Shaped entrance hall with two deep storage cupboards.

## Living/Dining Room

16'8" × 14'10" (5.08m × 4.52m )

A double aspect room offering direct panoramic sea views. Radiator and TV point.

## Kitchen

13'3" × 6'5" (4.04m × 1.96m )

Fitted kitchen with well equipped with gas hob, electric oven, washing machine, and good storage.

## Bedroom One

11'11" × 11'3" (3.63m × 3.43m )

Spacious bedroom with window to the side.

## Bedroom Two

13'4 10'7 (4.06m 3.23m )

Double bedroom with superb sea views.

## Bedroom Three/Study

10'11" × 6'7" (3.33m × 2.01m )

Bedroom with direct sea views, deal as a guest room or study.

## Family Bathroom

13'3" × 6'7" (4.04m × 2.01m )

Bathroom with corner bath and separate walk-in shower, wash basin and WC. Window to the rear.

## Other Information

UNFURNISHED

AVAILABLE DATE: 16.02.2025

COUNCIL TAX BAND: Tax band B

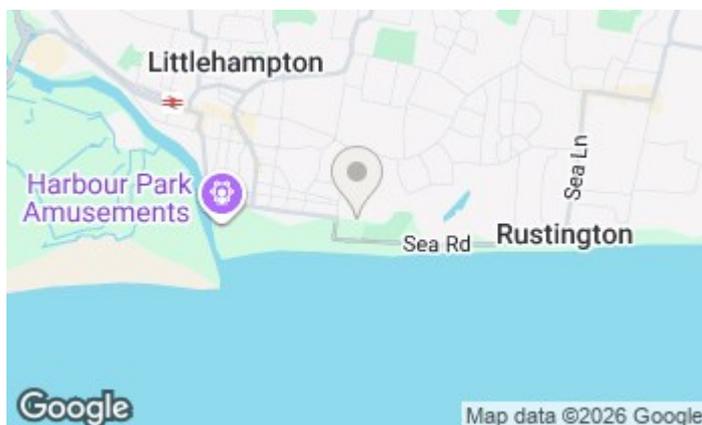
LOCAL AUTHORITY: Arun

PARKING: On street parking

HOLDING DEPOSIT: £300.00

DEPOSIT: £1,500.00

TENACY LENGTH: 12 Months + (Pref)



## Directions

From Littlehampton Railway Station, head east on Terminus Road and follow the B2187 through East Street. Continue onto Fitzalan Road, going straight through two roundabouts, then take the first exit at the next roundabout onto South Terrace (B2140). The destination, 3 South Terrace, will be on the left after approximately 1.4 miles (2.25 km). Total journey time is around 4 minutes.

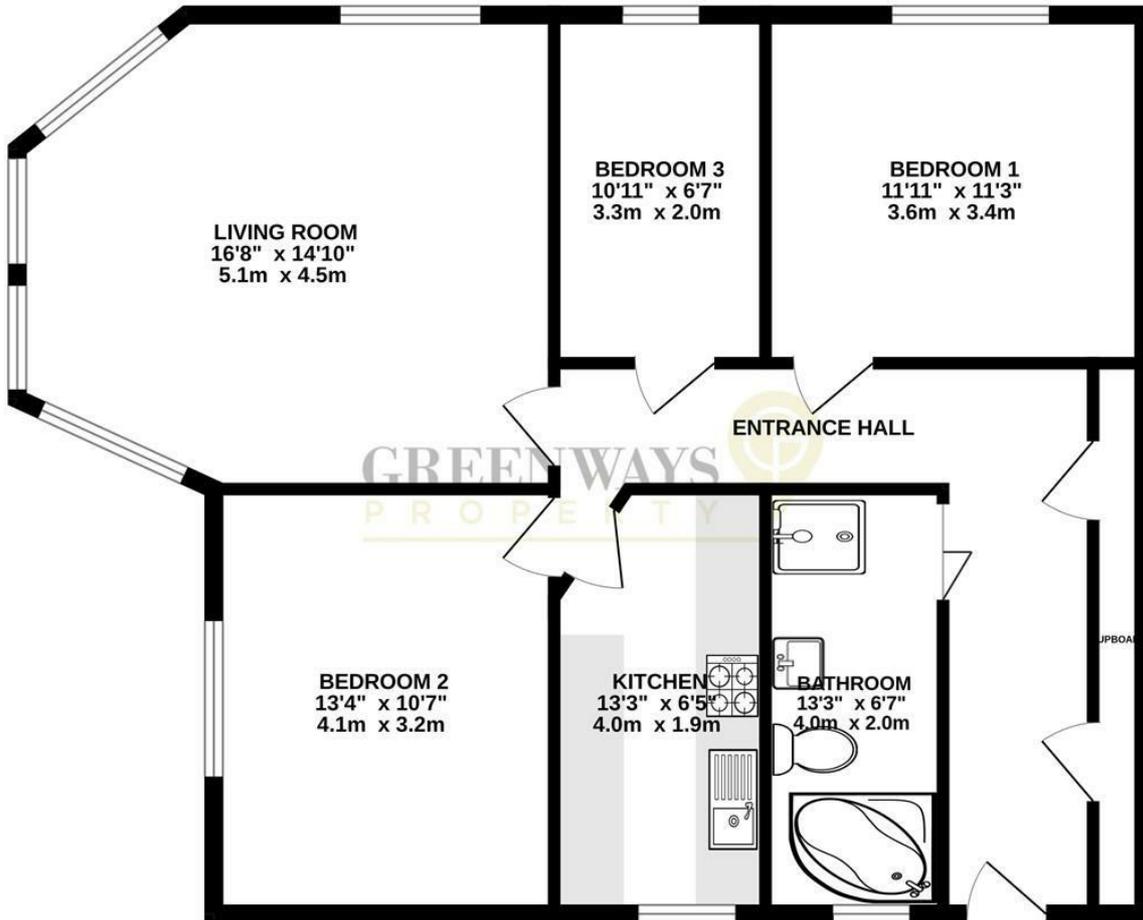
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# Floor Plan

THIRD FLOOR (TOP)  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	