



Wychcroft Linden Road, Littlehampton, BN17 7AH  
£900 Per Calendar Month

and company  
**bacon**  
Estate and letting agents



We are pleased to offer this large, ground floor, one bedroom flat with private entrance. Just a short distance from Littlehampton railway station and local shops. The River Arun is also close by with easy access towards West Beach. Good-sized kitchen with new, modern units, integrated electric oven and hob. Space for washing machine and upright fridge/freezer. Stylish Metro tiling and laid tile-effect vinyl. Large built-in airing cupboard with lots of storage space in hallway. The fitted bathroom is also well-sized with white bath and electric shower over, WC and basin with vanity unit beneath, vinyl flooring. The lounge is spacious with plenty of space for dining. The double bedroom is of a similar size and has handy built-in double wardrobes. Carpets in both. Behind the flat is its own allocated parking space. Viewings are a must to appreciate the space. Available end of June. Council Tax Band: B. EPC: D.

- Newly refurbished
- Close to town centre
- Close to railway station
- Off-road parking



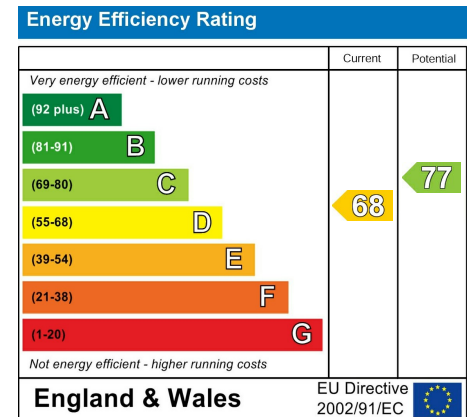


**Lounge**  
3.136 x 5.932 (10'3" x 19'5")

**Bedroom**  
2.624 x 5.932 (8'7" x 19'5")

**Kitchen**  
2.041 x 3.047 (6'8" x 9'11")





These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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