



4 Duke Street, Littlehampton, BN17 6EU Offers In The Region Of £160,000

- Modern First Floor Maisonette With Own Private Entrance
- Ideal Investment
- 0.2 Miles from River
- Close To Train Station & To High Street
- Attractive Flint Fronted Building
- 18'11x17'00 Open Plan Living Space
- Modern Bathroom Suite
- Ideal Central Location
- Very Well Presented Throughout
- Viewing Highly Recommended

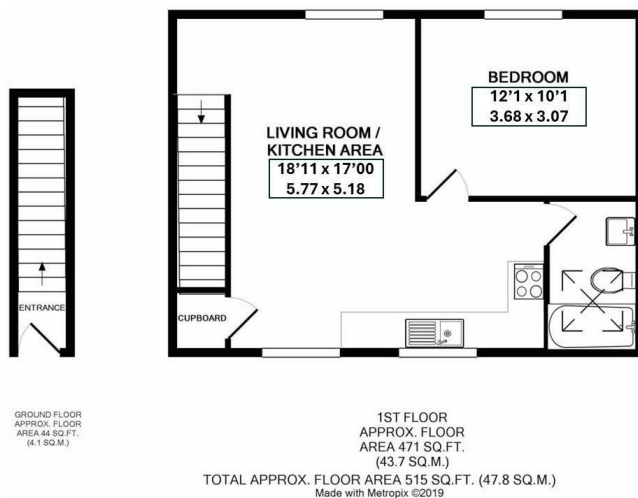
Description

Chain Free – Modern First Floor Maisonette with Private Entrance

Set within an attractive flint-fronted building, this modern first floor maisonette offers a stylish and well-presented home in an ideal central location. Featuring its own private entrance and a generous double aspect 18'11 x 17'00 open-plan living space, the property combines contemporary design with comfort and practicality. Its open-plan layout provides an excellent space for both relaxing and entertaining.

Situated just 0.2 miles from the river and within easy reach of the train station and the High Street, the property enjoys a highly convenient setting perfect for commuters and those seeking to enjoy the vibrant local area.

Offered chain free, this maisonette represents an ideal investment opportunity or a perfect first home. Early viewing is highly recommended.



LOUNGE/KITCHEN 18'11x17'0

A dual aspect, modern, open plan living space. Flooded with light this space is spacious and functional.

BEDROOM 12'1x10'1

A generously sized double bedroom, providing a peaceful retreat for restful nights.

BATHROOM 8'05x5'02

A modern bathroom suite, exuding contemporary elegance and functionality.

LEASE
Approx 120 Years Remaining

MAINTENANCE CHARGE
Approx £735.34- collected twice a year (March and Sept) £367.67

GROUND RENT
Approx £125 pa

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 restaurants 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.

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.