## **Molicafranklin** Sales • Lettings • Commercial • Land & New Homes





Flat 2, 4 South Terrace, Littlehampton, BN17 5NZ

• One Bedroom Upper Ground Floor Apartment

- Seafront Location in Heart of Conservation Area
- Open Plan Lounge/Kitchen
- White Bathroom Suite
- Views Towards Norfolk
  Gardens & Tennis Courts
- 105 Year Lease Remaining
- Chain Free

£134,950









Littlehampton Office 01903 719333 69 High Street, Littlehampton, BN17 SEJ property@molicafranklin.co.uk



Lettings Management Office 01903 719444 69a High Street, Littlehampton, BN17 5EJ lettings @molicafranklin.co.uk

Molica Franklin Ltd, Registered Office, 69 High Street, Little hampton, BN 17 5EJ. Company No. 5625834

www.molicafranklin.co.uk

## LOUNGE/KITCHEN 14' 1" x 13' 2" (4.29m x 4.01m)

BEDROOM 10' 10" x 7' 7" (3.3m x 2.31m)

BATHROOM 7' 3" x 4' 10" (2.21m x 1.47m)

**TENURE** Approx 105 years remaining.

**MAINTENANCE** Approx £600 per annum.

**GROUND RENT** Approx £100 per annum.

EPC RATING D



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.