



- Unique Split Level Maisonette
- Occupying the Whole Upper & Lower Ground Floors of this Property
- Private Rear Garden & Parking
- Period Features
- Sought After Seafront Location
- Conservation Area
- Newly Redecorated Throughout
- Share of Freehold & New Lease on Completion
- Flexible Layout
- Viewing Highly Recommended

Flat 3, 15 South Terrace, Littlehampton, BN17 5NZ

£279,950



Littlehampton Office **01903 719333**
69 High Street, Littlehampton, BN17 5EJ
property@molicafranklin.co.uk



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

DESCRIPTION A unique seafront period property located in the conservation area on the desirable Norfolk Gardens end of South Terrace. The property includes 2 reception rooms, 2 double bedrooms, as well as a good sized private rear garden and rear off street parking. It has a flexible layout allowing the buyer to configure as best suits their needs. There is also potential for refurbishment to increase the living accommodation on the lower ground floor, either as a separate office/annexe or integrated into the property. A great opportunity to purchase a truly English seaside home.

UPPER GROUND FLOOR

LOUNGE 13' 9" x 13' 5" (4.19m x 4.09m)

KITCHEN 9' 5" x 7' 2" (2.87m x 2.18m)

BEDROOM ONE 11' 6" x 11' (3.51m x 3.35m)

WC 4' 9" x 2' 10" (1.45m x 0.86m)

LOWER GROUND FLOOR

LOUNGE TWO 14' 2" x 13' 9" (4.32m x 4.19m)

BEDROOM TWO 12' 1" x 9' 8" (3.68m x 2.95m)

BATHROOM 12' 9" x 5' (3.89m x 1.52m)

TENURE Share of Freehold. New lease on completion.

MAINTENANCE Approx £950 per annum.

GROUND RENT Approx £100 per annum.

EPC RATING D



Total Area: 99.8 m² ... 1074 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2021

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.