



- Top Floor (2<sup>nd</sup>) Purpose Built Apartment
- 16' Double Aspect Lounge
- Two Double Bedrooms
- 14'5 Master Bedroom
- 10'5 Kitchen
- White Bathroom Suite
- Popular Residential Location
- Vacant Possession
- Viewing Highly Recommended
- Chain Free

13 Fitzroy Court , St. Marys Close, Littlehampton, BN17 5QB

£182,000



**LOUNGE 16' x 10' 11" (4.88m x 3.33m)**

**KITCHEN 10' 5" x 8' 1" (3.18m x 2.46m)**

**BEDROOM ONE 14' 5" x 10' 11" (4.39m x 3.33m)**

**BEDROOM TWO 10' 5" x 9' 11" (3.18m x 3.02m)**

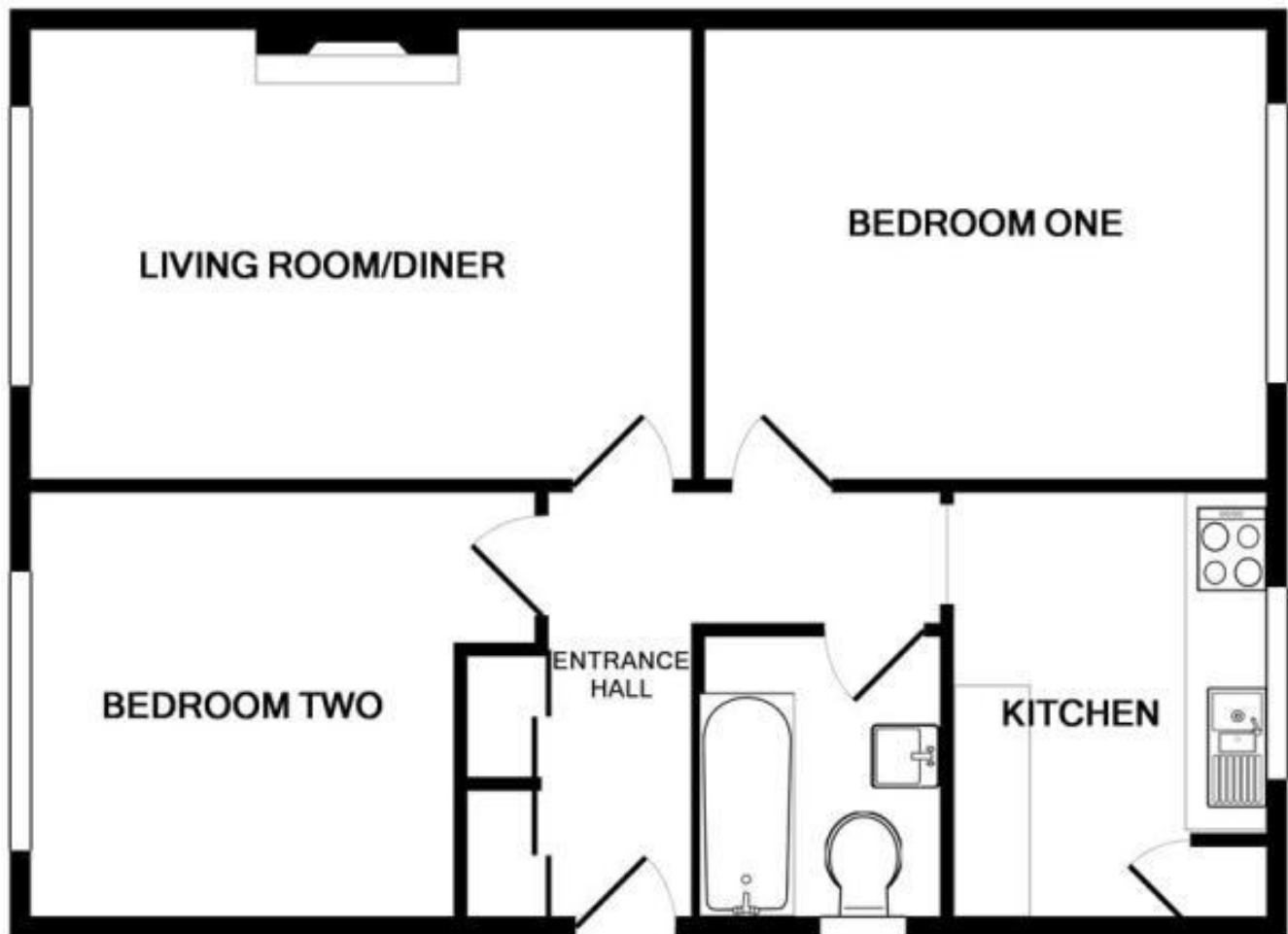
**BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m)**

**TENURE** Approx 94 years remaining.

**SERVICE CHARGE** Approx £1,352.66 per annum.

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

**EPC RATING C**



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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.