



95 St. Marys Close, Littlehampton BN17 5QQ  
**£195,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Purpose Built Freehold Flat
- Gas Heating & Double Glazing
- Driveway & Garage
- Ground Floor
- Low Outgoings
- Vacant Possession
- 2 Bedrooms
- Close to Town Centre
- EPC Rating: - 'D'

A rare opportunity to purchase a ground floor Freehold flat in a popular location close to Littlehampton Town Centre. The property's numerous features include two double bedrooms, gas heating, double glazing as well as a private driveway and garage and outside area with its own storage shed.

According to the current owner, we understand that the outgoings are particularly low, being around £40 per month (for 8 months of the year) for gardening and around £6 a month for cleaning of the communal hallways.

The property is offered with no chain involved in the sale.

St Marys Close is an un-adopted road situated just to the east of the town centre and its comprehensive shopping facilities, sea and river fronts and mainline railway station.

Council Tax - Band 'B'

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



## Ground Floor

Approx. 62.7 sq. metres (674.4 sq. feet)



Total area: approx. 62.7 sq. metres (674.4 sq. feet)

### ENTRANCE HALL

### LOUNGE

16' 1" x 12' 6" (4.9m x 3.81m)

### KITCHEN

8' 2" x 7' 11" (2.49m x 2.41m)

### BEDROOM 1

13' 5" x 10' (4.09m x 3.05m)

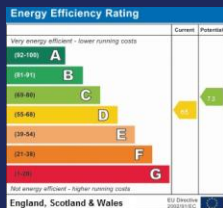
### BEDROOM 2

10' 6" x 7' 11" (3.2m x 2.41m)

### BATHROOM

### PRIVATE DRIVE

### GARAGE



# 01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ

[sales@hawkemetcalf.co.uk](mailto:sales@hawkemetcalf.co.uk)

[www.hawkemetcalf.co.uk](http://www.hawkemetcalf.co.uk)



