



Guide Price £275,000 Leasehold

A ground floor beautifully presented spacious one bedroom apartment with integral garage and no forward chain.



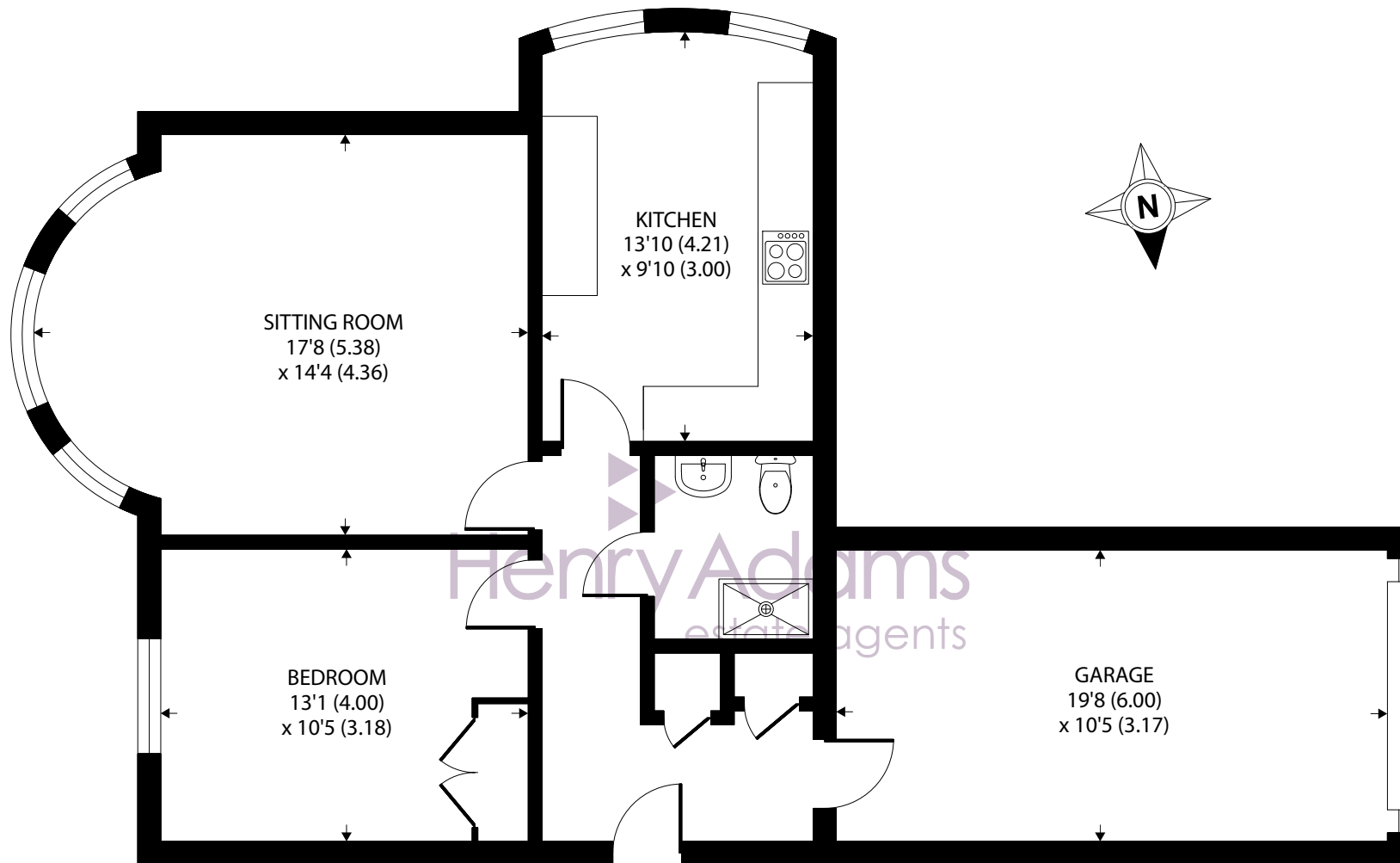
- ▶ **Dual aspect sitting room**
- ▶ **Bright and spacious kitchen / breakfast room**
- ▶ **Bedroom and shower room**
- ▶ **Integrated garage with electric up and over door, power and light**
- ▶ **162 years remaining on the lease**
- ▶ **Lovely communal garden with direct access to the beach**
- ▶ **Residents private parking at rear and visitors parking**
- ▶ **Within easy reach of amenities**
- ▶ **Service charge and ground rent approximately £2,000 per annum**

Set in a sought-after location adjoining Littlehampton Sea Front, this ground floor one-bedroom apartment presents a rare opportunity for comfortable coastal living. There is a welcoming security entry system leading to a communal entrance hall.

On entering you will be greeted by a generous entrance hall which has two large cupboards for storage and linen. Boasting a meticulously maintained interior, this spacious property features a dual-aspect sitting room illuminated by a bay window overlooking the pretty communal gardens, offering an abundance of natural light throughout. The kitchen/breakfast room is a highlight of the property, showcasing a modern design with high-quality finishes, a double oven, and integrated fridge/freezer. The bedroom has fitted double wardrobes and there is a well appointed fully tiled shower room. There is a larger than average integrated garage with an electric up-and-over door, power, and light, providing convenience and security.

A standout feature of this property is its access to a charming communal garden with a direct access to the greensward and the beach, offering a peaceful escape for residents to relax and unwind. Residents' private parking is available at the rear of the property, along with designated visitors' parking for added convenience. Situated within close proximity to a range of amenities, including picturesque Littlehampton Harbour, Wave leisure centre with swimming pool, railway station, and wide variety of independent cafes, restaurants, bars and shops, this residence offers a lifestyle of leisure and convenience.





GROUND FLOOR

Approximate Area = 660 sq ft / 61.3 sq m

Garage = 205 sq ft / 19 sq m

Total = 865 sq ft / 80.3 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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, children's 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 water sports 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 along the South Coast line to Portsmouth and Brighton and Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. In the High Street you will find a range of shops including household names such as Costa, Sainsburys, Boots, New Look and Lidl with a number of independent shops.

In accordance with the Provisions of the Estate Agents Act 1979, we confirm that the vendor is a member of staff of Henry Adams LLP.

