



11 Spry Court, Blackbourne Chase, Littlehampton BN17 7FL  
**Offers In Excess Of £150,000 Leasehold**

# INDEPENDENT ESTATE & LETTING AGENTS

- **Modern 1 Bedroom Flat**
- **Allocated Parking Space**
- **Gas Central Heating & Double Glazing**
- **Open Plan Lounge & Kitchen**
- **Viewing Recommended**
- **Popular Modern Development**
- **Rental Value Circa £900 pcm**
- **Council Tax Band - 'A'**
- **EPC Rating : 'B'**

Nestled within the sought-after modern Kingley Gate development in Littlehampton, West Sussex, this impressive one-bedroom flat presents an excellent opportunity for both first-time buyers and investors alike. Well maintained and in good condition throughout, the property features gas central heating and double glazing, ensuring comfort and efficiency all year round.

Step inside to discover a welcoming open plan kitchen and lounge area, perfectly designed for relaxed living and entertaining. The layout maximises the use of space and natural light, creating a bright and inviting atmosphere.

Further boasting a private allocated parking space, convenience is guaranteed right on your doorstep. The development's modern appeal is complemented by its outstanding location, with easy access to local amenities, beautiful green spaces, and the stunning Sussex coastline. Whether seeking a vibrant investment-offering a rental value in the region of £900 per calendar month-or your own stylish haven, this property ticks every box.

Don't miss the chance to discover all this attractive home has to offer. Arrange a viewing today to fully appreciate the lifestyle and potential waiting for you at Kingley Gate.

Service Charge - 6 months £501.92

Estate Charge - £117.35 per annum

Building Insurance - £242.25 per annum

Ground rent - £180 per annum

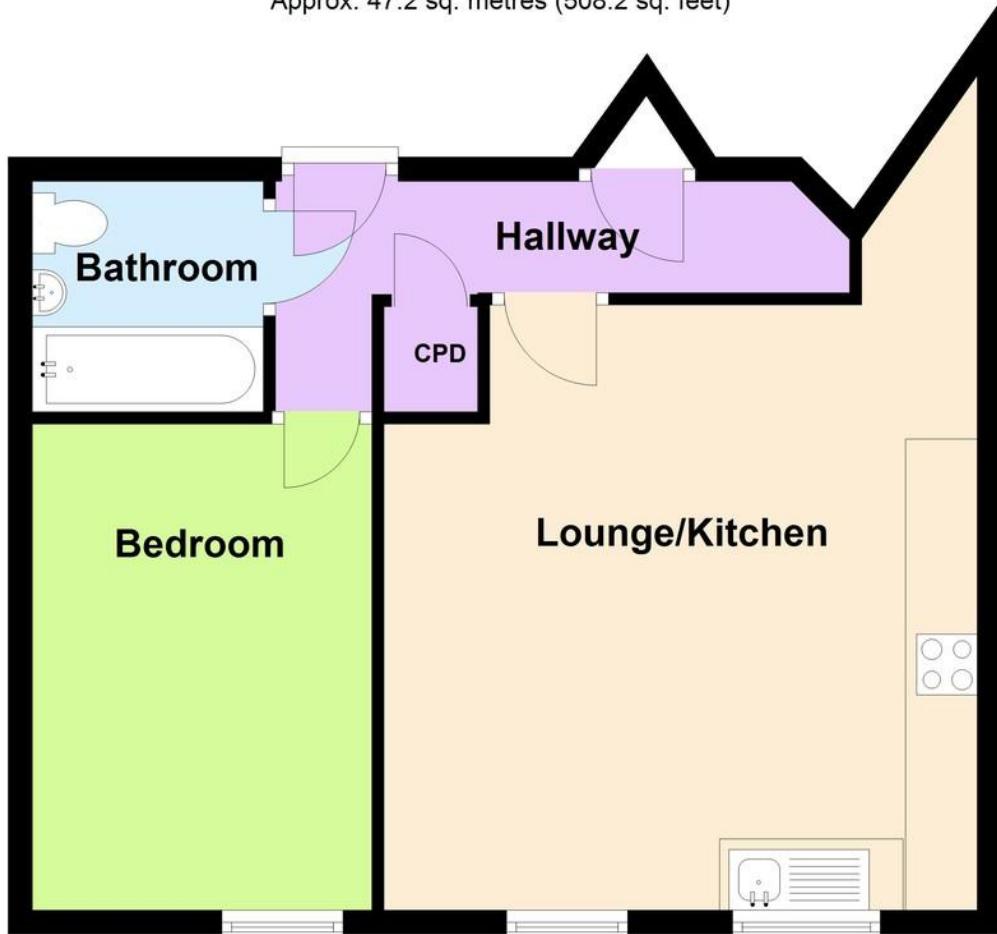
Lease - 125 years from 12th December 2014

Pets allowed with permission.



## Second Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 47.2 sq. metres (508.2 sq. feet)

**SECURITY ENTRYPHONE SYSTEM**

**STAIRS TO SECOND (TOP) FLOOR**

**ENTRANCE HALL**

**LOUNGE/KITCHEN**

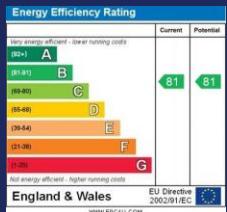
19' 4" x 16' (5.89m x 4.88m)

**BEDROOM**

13' 1" x 9' (3.99m x 2.74m)

**BATHROOM - W/C**

**PRIVATE ALLOCATED PARKING  
SPACE**



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