molica franklin

40B South Terrace, Littlehampton, BN17 5NU

£175,000

- Lower Ground Floor Seafront Apartment
- Own Private Entrance
- 12'11 Master Bedroom With En-Suite Shower Room & Access to Garden
- Chain Free
- Two Bedrooms
- 14'07 x 14'04 Lounge to Front
- Utility Room Leading onto 9'10 Bathroom
- Rear Garden
- 13'06 Galley Kitchen
- Gas Central Heating

69 High Street, Littlehampton, West Sussex, BN17 5EJ
01903 719333

lettings@molicafranklin.co.uk
www.molicafranklin.co.uk

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Offered to the market chain free, this well-proportioned two-bedroom lower ground floor apartment occupies an enviable seafront position and benefits from its own private entrance and access to a rear garden, offering an excellent opportunity for those seeking coastal living.

The accommodation is arranged around a spacious 14'07" x 14'04" front-facing lounge, providing an inviting space to relax and entertain, while the adjoining 13'06" galley kitchen is well designed to make the most of the available space. The generous 12'11" master bedroom enjoys the added luxury of an en-suite shower room and direct access to a rear garden, creating a peaceful retreat. A second bedroom offers flexible accommodation for guests, family members or those working from home or can be used as a dining area also.

Further enhancing the layout is a useful utility room leading through to the 9'10" bathroom, with gas central heating ensuring comfort throughout the year.

Conveniently positioned within easy reach of local amenities, transport links and the town centre, this charming apartment combines generous accommodation with an exceptional coastal setting, making it an ideal permanent residence, holiday home or investment purchase.

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Council Tax Band: B

Tenure: Leasehold

LOUNGE
14'8 x 15'2 (into bay)

KITCHEN
18'2 (max) x 5'8

DINING ROOM/BEDROOM TWO
10'3 x 9'9

BEDROOM ONE
13'1 x 12'6

ENSUITE
9'2 x 2'9

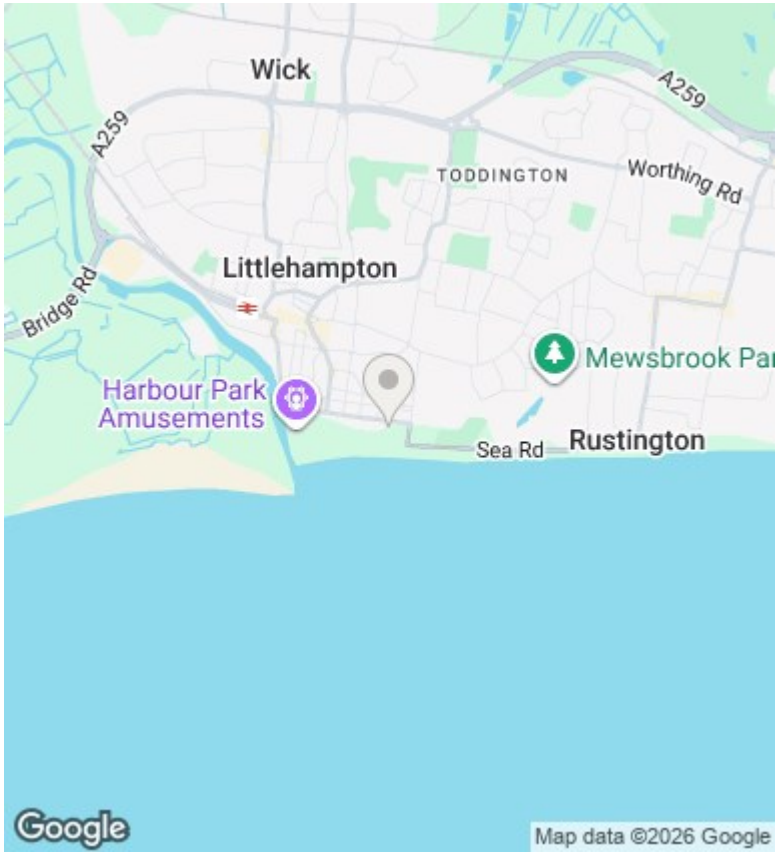
BATHROOM
9'9 x 4'9

UTILITY ROOM
5'7 x 3'6

LEASE
New 125 year lease on completion

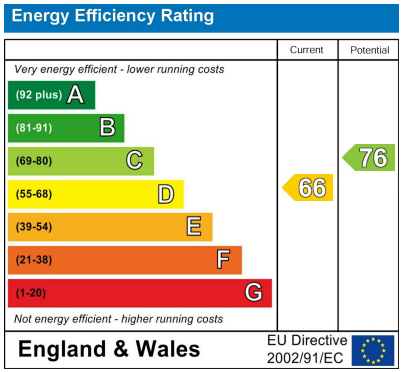
GROUND RENT
£100 PA

SERVICE CHARGE
Approx. £2,300 PA. We are advised that the service charge has increased this year from £1,200, to build the reserve fund for planned roof works.



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, childrens 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 watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants 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 beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



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.

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