



## Flat 6 Emmeline House, 40 Anderson Way, Wick, Littlehampton, BN17 7TB

### £1,350 Per Month

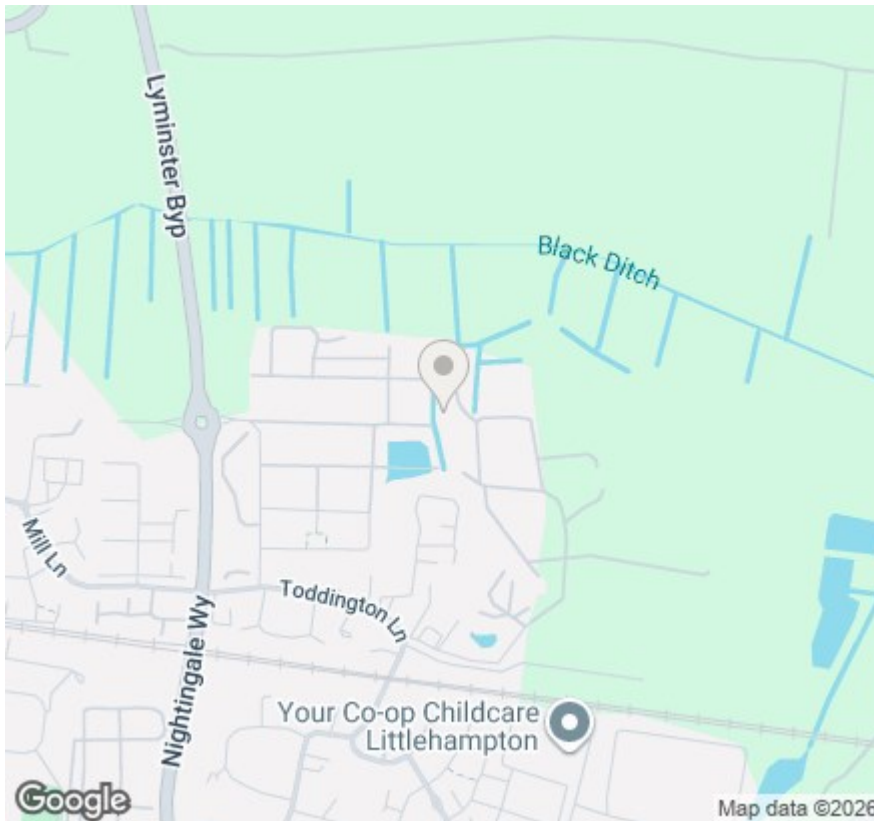
- AVAILABLE NOW
- Popular Hampton Park Location
- Balcony Overlooking Lake & Woodlands
- Open Plan Lounge/Kitchen/Diner
- Viewing Recommended To Appreciate Size
- Two Bedroom First Floor Flat
- Ensuite To Master
- Fully Integrated Kitchen
- Allocated Off Road Parking
- Part Furnished

## Description

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Holding deposit - one weeks rent. The Holding Deposit will not be refunded if you withdraw from the let or you fail references and a right to rent check. Circumstances whereby you can fail references, and therefore lose your Holding Deposit, would be if the information you have provided proves to be false or misleading or you or any other applicants for the tenancy or guarantor have unsatisfied CCJ's or any adverse credit history.

 2  1  1  B 85 Council Tax Band: B | Tenure:



Lounge/Kitchen/Diner  
13'17 x 19'89

Bedroom One  
15'06 x 10'74

Ensuite  
7'00 x 5'07

Bedroom Two  
10'21 x 10'11

Bathroom  
7'04 x 6'98

Balcony

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 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 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.