



Flat 2 Francis Court, 47 Church Street, Littlehampton, BN17 5PY

£164,000

- Very Well Presented & Larger Than Average Age Restricted Apartment
- 20'8 Master Bedroom
- Well maintained communal gardens
- Viewing Highly Recommended To Appreciate Size & Condition Of Property
- Ground Floor With South Facing Patio
- 7'5x7'0 South Facing Kitchen With Integral Appliances
- Residents Lounge & Laundry Room
- 27'4 Lounge/Dining Room
- Residents Parking Area
- Located close to many amenities

47 Church Street, Littlehampton BN17 5PY

Nestled in the charming area of Church Street, Littlehampton, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 775 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertainment.

The flat comprises two spacious bedrooms, providing ample room for rest and privacy. The modern bathroom is designed with functionality in mind, ensuring a pleasant experience for residents and guests alike. Built between 2000 and 2009, this property benefits from contemporary design and amenities, making it an ideal choice for those seeking a low-maintenance lifestyle.

Littlehampton is known for its picturesque coastal scenery and vibrant community, offering a variety of local shops, cafes, and recreational activities. With its prime location, this flat is not only a comfortable home but also a gateway to the delightful experiences that the area has to offer.

This property presents an excellent opportunity to enjoy modern living in a charming seaside town. Do not miss the chance to make this lovely flat your new home.



Council Tax Band: C

Tenure: Leasehold



LOUNGE/DINING ROOM

27'4x10'4

BEDROOM 1

20'8x9'3

BEDROOM 2

15'5x9'7

KITCHEN

7'5x7'0

BATHROOM

6'9x5'6

TENURE

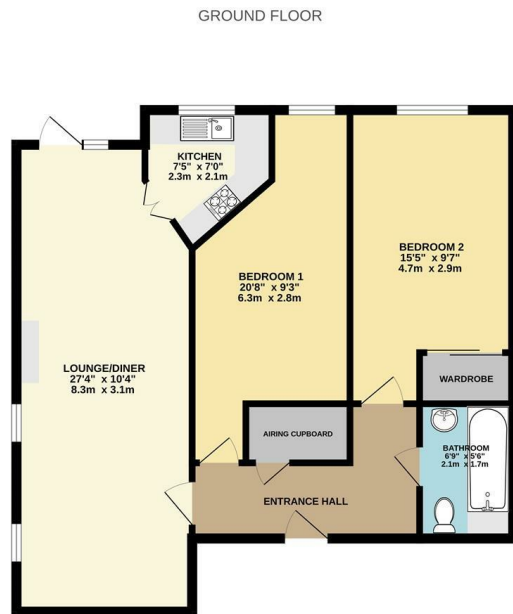
Leasehold: 125 years from
2007 (107 years remaining)

Ground rent: £247 per 6
months

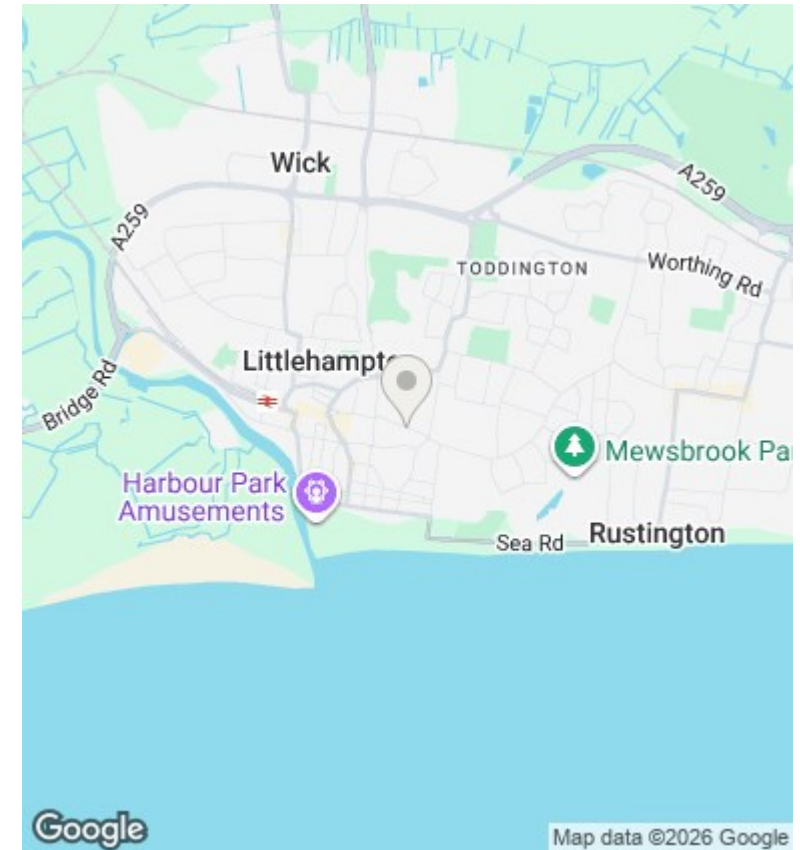
Service charge: £4080 per
annum (paid 6 monthly)

Age restriction: 60 +





While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and details on site. The floorplan, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan sheet with further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales	EU Directive 2002/91/EC	

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.