



Flat 6, 30 Norfolk Road, Littlehampton, Littlehampton, West Sussex, BN17 5PN

Offers Over £85,000

- Ground Floor Studio Apartment
- Situated 0.2 Miles To Seafront & 1.2 Miles from Rustington Village
- Modern Separate Shower Room
- Close To Local Amenities
- Benefitting from Share of Freehold
- 15'8 Studio Room
- Gas Central Heating
- Chain Free

Description

This charming ground floor Edwardian studio apartment features high ceilings and large windows. The spacious studio room (5.18m x 4.57m) offers flexible living, sleeping and cooking space, complemented by a modern shower room, gas central heating and a share of the freehold.

Situated on a highly sought-after road, just 0.2 miles from the seafront and a short stroll to the sea, this property is ideal for first-time buyers, investors, downsizers or a local artist looking for a unique creative space.

Situated close to local amenities and transport links, this well-located apartment represents a fantastic opportunity in a sought-after coastal area. The property is also conveniently located approximately 1.2 miles from Rustington Village, providing easy access to a wide range of local shops, cafés, and amenities on offer.

Live by the sea. Create your space. Make it yours.

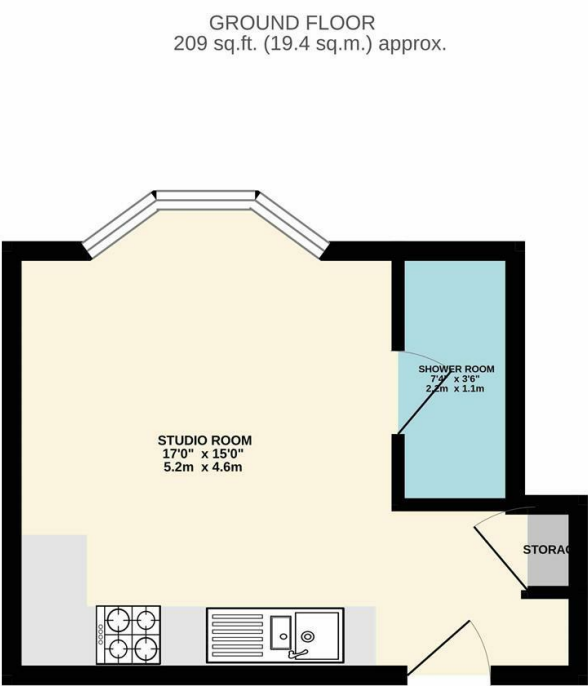
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Council Tax Band: A | Tenure: Leasehold - Share of Freehold



- STUDIO ROOM
17'0" x 15'0"
- KITCHEN AREA
- SHOWER ROOM
- SERVICE CHARGE
Approx £1,249.74 pa.
- SHARE OF FREEHOLD
With approx 106 years remaining on the lease.
- GROUND RENT
Approx £50 pa.

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.