



53a Bayford Road, Littlehampton, West Sussex, BN17 5HN £90,000

- Well Presented Ground Floor Studio Apartment
- 26'3 Overall Studio Room
- Rental Potential of £750 pcm Providing Yield of Around 10%
- Modern Kitchen
- Vacant Possession
- West Facing Courtyard Style Outdoor Space
- Close to Town Centre & Seafront
- Gas Central Heating
- Modern Shower Room
- Chain Free

Description

* Chain Free * Well Presented Ground Floor Studio Apartment *

A well-presented ground floor studio apartment ideally situated close to the town centre and seafront. The property offers a spacious 26'3 overall studio room, a modern fitted kitchen and a contemporary shower room, along with the added benefit of gas central heating. Outside, there is a west-facing courtyard-style outdoor space, perfect for enjoying the afternoon and evening sunshine. Offered with vacant possession and chain free, making this an ideal first-time purchase, investment opportunity or coastal retreat. Viewing is highly recommended.

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Council Tax Band: A | Tenure: Leasehold



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.