





11 York Gardens York Road, Littlehampton, BN17 6EY

£139,950

- Ground Floor Apartment
- Residents Parking
- Chain Free
- 0.5 Miles to Town Centre
- Purpose Built
- Recently Recarpeted & Redecorated Throughout
- Vacant Possession
- 15'5 x 10'1 South Facing Lounge with Patio Doors
- One Double Bedroom
- 136 Years Remaining on Lease

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

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CHAIN FREE | VACANT POSSESSION

A great opportunity to purchase this purpose-built ground floor apartment, ideally suited to first-time buyers, downsizers or those looking for a conveniently located home. The property has recently been redecorated and recarpeted throughout, creating a fresh feel, and offers well-proportioned accommodation including a 15'5 south-facing lounge with patio doors, providing plenty of natural light and access to the outside. Further benefits include a double bedroom, residents' parking and a lengthy 136 years remaining on the lease. Conveniently positioned approximately 0.5 miles from the town centre and its range of shops and amenities.
Offered chain free & with vacant possession, this is an excellent opportunity to acquire a well-presented home in a convenient location. Viewing is highly recommended.

1 1 1 E 45

Council Tax Band: A

Tenure: Leasehold





LOUNGE / DINER
15'5 x 10'1

KITCHEN
12' x 5'

BEDROOM
12' x 10'9

BATHROOM
6'5 x 6'5

LEASE
Approx. 136 years remaining

SERVICE CHARGE
Approx £1144.72 pa + £171.71 pa for the buildings insurance

GROUND RENT
Zero

AGENTS NOTE
Under the Estate Agents Act 1979 we must disclose that the property is owned by a relative of an employee of Molica Franklin

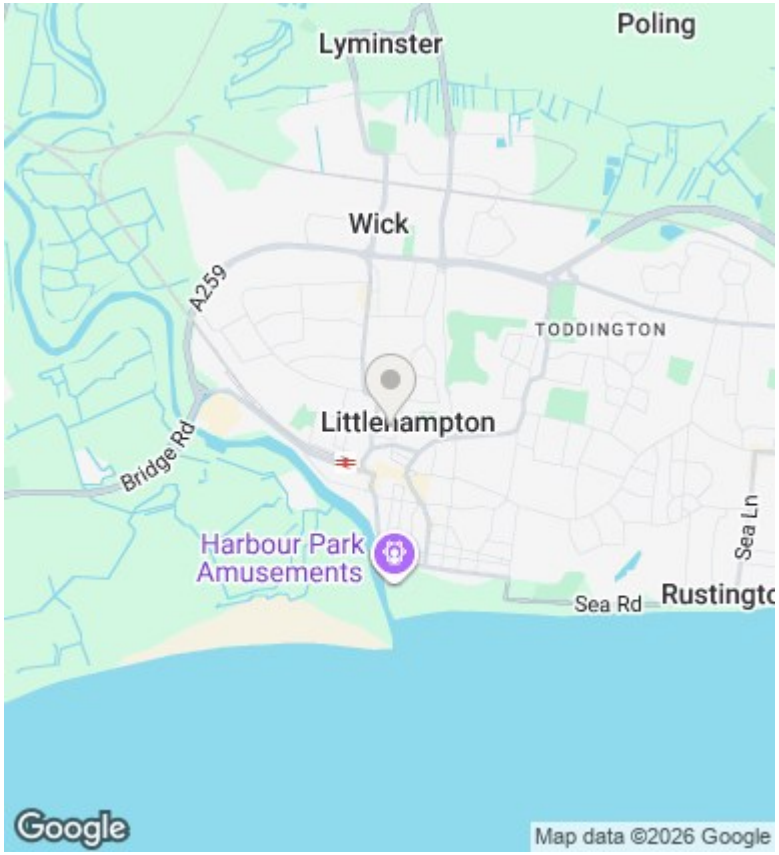






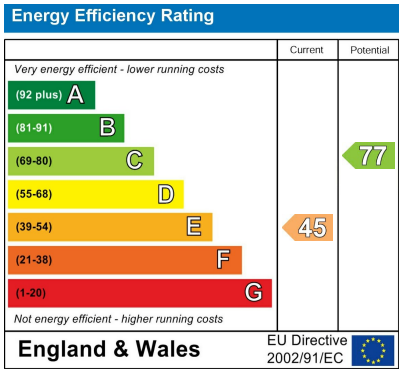






Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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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