



Flat 32, Pharos Quay River Road, Littlehampton, BN17 5BF

£170,000

- One Bedroom Purpose Built First Floor Riverside Apartment
- Allocated Parking Space To Rear
- 14'2 Bedroom With Fitted Wardrobes
- Central Location
- Vacant Possession
- Direct River Views From Lounge & Kitchen
- Close To Many Amenities Including Train Station & Town Centre
- 13'3 West Facing Lounge With Direct River Views
- 8'3 Bathroom
- Chain Free

Description

Riverside One-Bedroom First Floor Apartment – Chain Free

Enjoy tranquil direct river views from this well-presented purpose-built first floor apartment, ideally located just a short walk from the town centre and train station.

The apartment features a spacious 13'3 west-facing lounge and a kitchen, both offering stunning views of the river. The 14'2 double bedroom comes complete with fitted wardrobes, while the 8'3 bathroom is well-appointed and generously sized.

Further benefits include allocated parking to the rear, vacant possession, and no onward chain, making this an ideal first-time buy or investment opportunity.

Located in a central position, close to a wide range of local amenities, this riverside property combines convenience with picturesque surroundings.

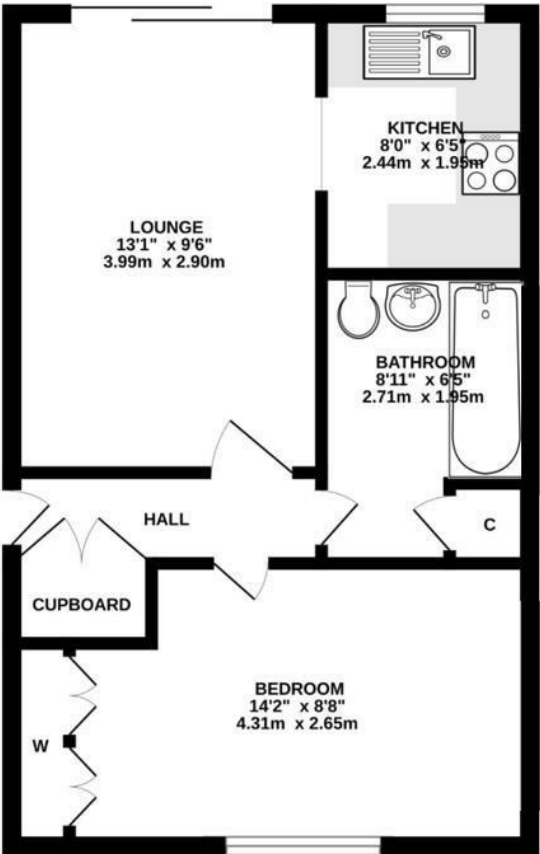
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Council Tax Band: A | Tenure: Leasehold - Share of Freehold



- LOUNGE
13'3x9'6
- BEDROOM
14'2x8'7
- KITCHEN
7'9x6'2
- BATHROOM
8'3x6'2
- LEASEHOLD
Share of freehold
Unexpired lease of 92 years
Ground Rent: £100 per annum
Service Charge: £1225 per annum

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.