



Flat 1 63 South Terrace, Littlehampton, Littlehampton, BN17 5LG £245,000

- Substantial Split Level Seafront Apartment with Views Over Greensward Towards the Sea
- South Facing Courtyard Garden & Further Private Rear Garden Area
- Two Double Bedrooms
- Share Of Freehold With Balance of 999 Lease
- Spacious Accommodation Over Two Floors
- Own Private Entrance
- 11'4 Study/Bedroom Three
- 18'7 South Facing Lounge With Seaview's & Open Fireplace
- 18'5x12'7 Kitchen/Breakfast Room
- Two Bathrooms-One on Each Level

Flat 1 63 South Terrace, Littlehampton BN17 5LG

Spacious Split-Level Seafront Apartment with Sea Views & Share of Freehold

Enjoy the very best of coastal living in this lovely split-level apartment, perfectly positioned with views across the greensward towards the sea.

With its own private entrance, this charming home offers a wonderful sense of space throughout. The south-facing lounge, measuring 18'7, is a truly special place to unwind — with large windows that frame the sea beyond and an open fireplace that brings warmth and character through the seasons.

The 18'5 x 12'7 kitchen/breakfast room on the ground floor is perfect for relaxed family meals or entertaining friends, opening directly onto a sunny south-facing courtyard garden. There's also a further private rear courtyard area, offering a peaceful spot to enjoy morning coffee or evening drinks.

The apartment provides two comfortable double bedrooms, along with an 11'4 study or third bedroom, and two bathrooms—one on each level—for added flexibility and convenience.

Combining coastal charm with generous living space, this home captures the essence of seaside life. Offered with a share of the freehold and the balance of a 999-year lease, it's a rare opportunity to enjoy sea views, sunshine, and space all in one.



Council Tax Band: B

Tenure: Leasehold - Share of Freehold



LIVING ROOM

18'7x13'7

KITCHEN/BREAKFAST

ROOM

18'5x12'7

BEDROOM 1

15'0x12'5

BEDROOM 2

12'8x9'4

STUDY/BEDROOM 3

11'4x5'3

SHOWER ROOM

7'9x6'6

BATHROOM

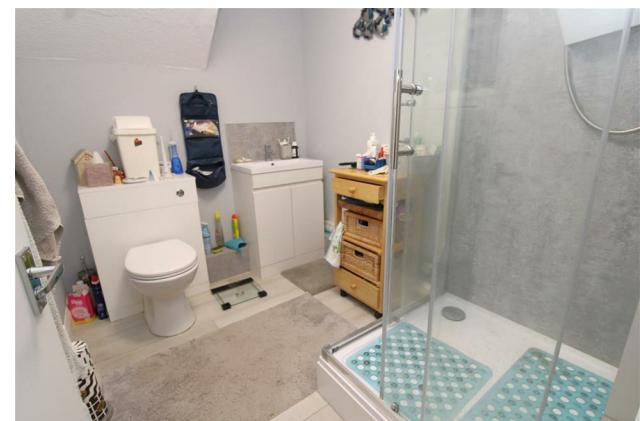
8'6x5'9

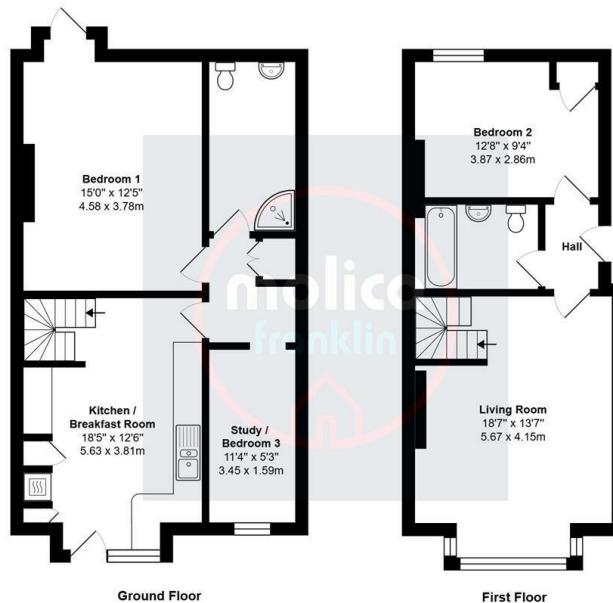
SHARE OF FREEHOLD (33%)

With a remainder of a 999
year lease

SERVICE CHARGE

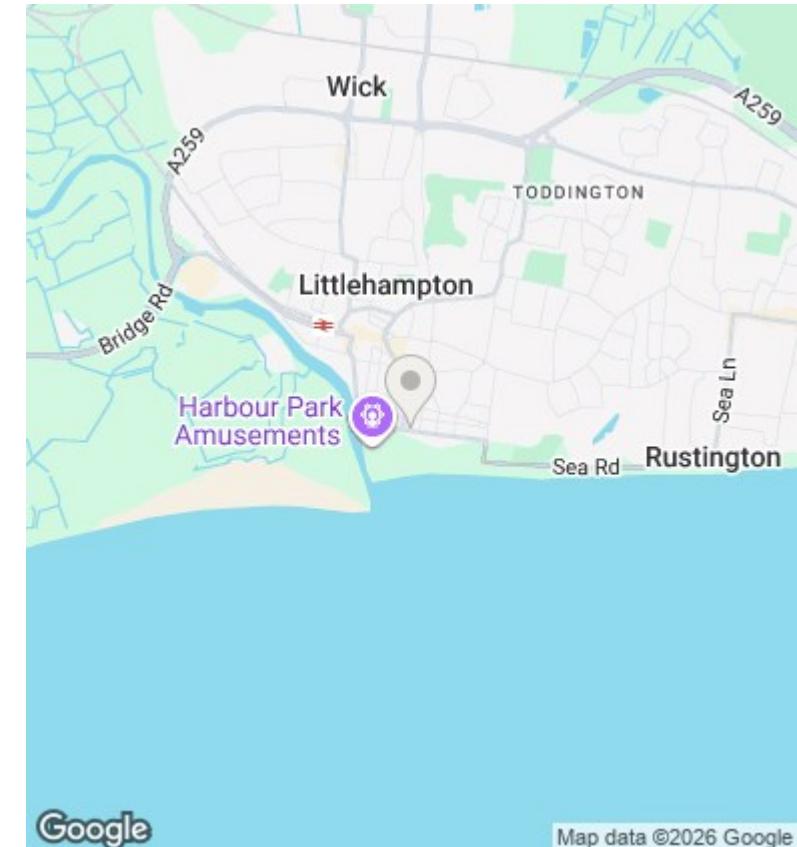
We're advised that the
service charge is between
£250-£300pcm





Total Approx. Floor Area 1065 ft² ... 99.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2020



Google

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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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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.