



## 6 Duke Street, Littlehampton, BN17 6EU

£191,000

- Modern One Bedroom Ground Floor Apartment
- Privately Owned Allocated Parking Space to Rear
- 0.2 Miles from River
- 18'10 Open Plan Living Room/Dining/Kitchen
- Very Well Presented Throughout
- Town Centre Location
- Chain Free
- Private Rear Courtyard
- Own Private Entrance
- Next to Train Station

# 6 Duke Street, Littlehampton BN17 6EU

This beautifully presented ground floor apartment offers contemporary living in the heart of the town centre, just steps from the train station and only 0.2 miles from the river.

The apartment benefits from a private rear courtyard, ideal for outdoor relaxation or entertaining, as well as an allocated parking space at the rear for added convenience. With its own private entrance, the property features an impressive 18'10 open-plan living, dining, and kitchen area—perfect for modern lifestyles.

Offered chain-free and in excellent condition throughout, this home combines style, comfort, and unbeatable location.

Whether you're a first-time buyer, commuter, or investor, this is a rare opportunity not to be missed.



Council Tax Band: A

Tenure: Leasehold



**KITCHEN/LOUNGE/DINER**

18' 10" x 13' 2"

**BEDROOM**

12' 3" x 9' 11"

**BATHROOM**

6' 6" x 5' 5"

**COUNCIL TAX BAND- A**

**EPC RATING- C**

**TENURE**

125 year lease from 2019

**SERVICE CHARGE**

Approx £1583.82 PA

**GROUND RENT**

Approx £125 pa

**PARKING SPACE**

Privately Owned Parking  
Space To the Rear of  
Property, Exclusively for  
use the of Flat 6 ONLY.

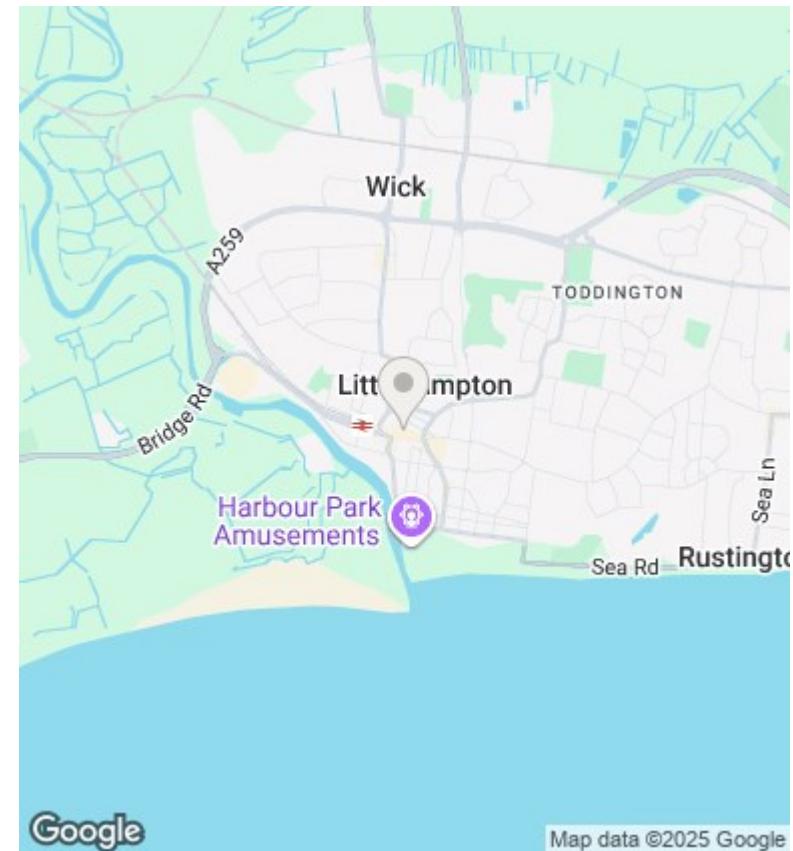




TOTAL APPROX. FLOOR AREA 440 SQ.FT. (40.9 SQ.M.)  
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Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with 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.



Map data ©2025 Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.