



## 6 Duke Street, Littlehampton, BN17 6EU

£191,000

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

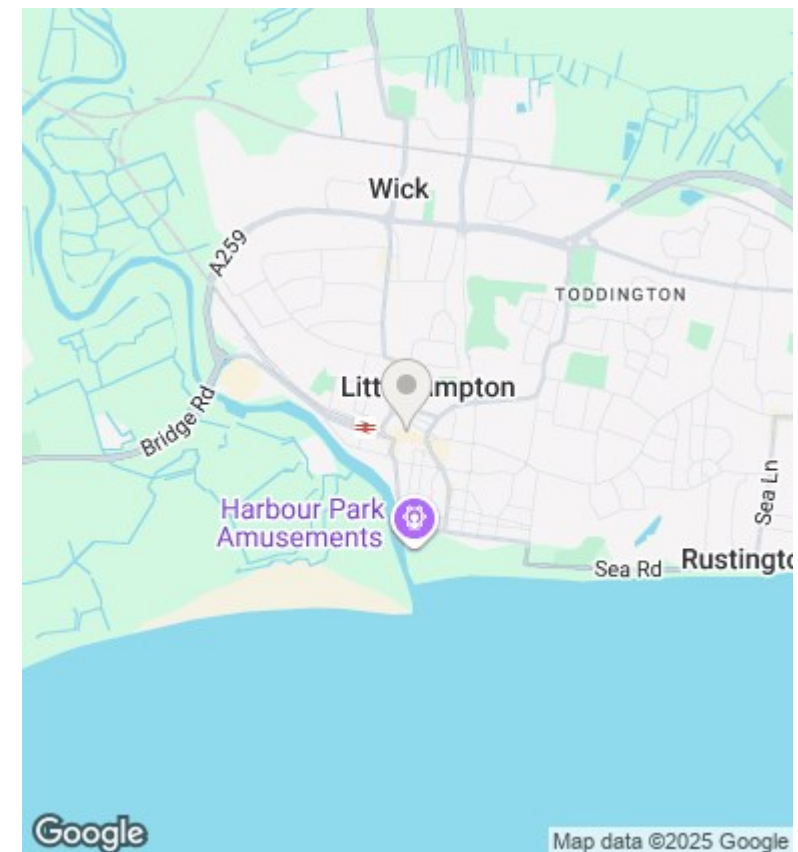
#### PARKING SPACE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	78
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.