



## 8 Manor Parade Flats Church Street, Littlehampton, BN17 5AJ £169,950

- Well Presented Three Bedroom Maisonette
- Situated in Heart of the Town Centre
- Balance of 999 Year Lease
- Chain Free
- Split Over Two Floors
- 19'00 x 11'57 Lounge Diner with Bay Window
- Family Bathroom + Additional Shower Room
- Own Private Entrance
- Modern 11'17 x 9'64 Kitchen/Breakfast Room
- Double Glazing & Gas Central Heating

## 8 Manor Parade Flats Church Street, Littlehampton BN17 5AJ

Well presented three-bedroom maisonette, split over two floors with own private entrance. Located in the heart of the town centre, the property features a spacious 19'00 x 11'57 lounge/diner with a bay window, and a modern 11'17 x 9'64 kitchen/breakfast room. The property also offers a family bathroom, an additional shower room, double glazing, and gas central heating. With the balance of a 999-year lease and being chain-free, this property offers great convenience and potential.



Council Tax Band: B

Tenure: Leasehold





### Lease

Remainder of a 999 year  
lease from 1964. (939  
years remaining)

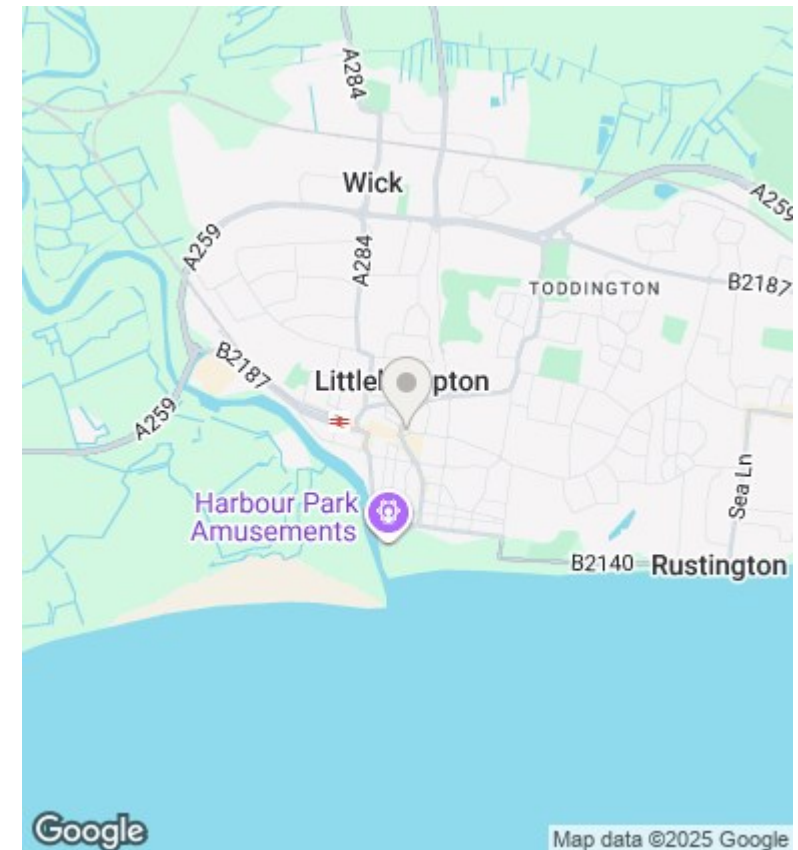
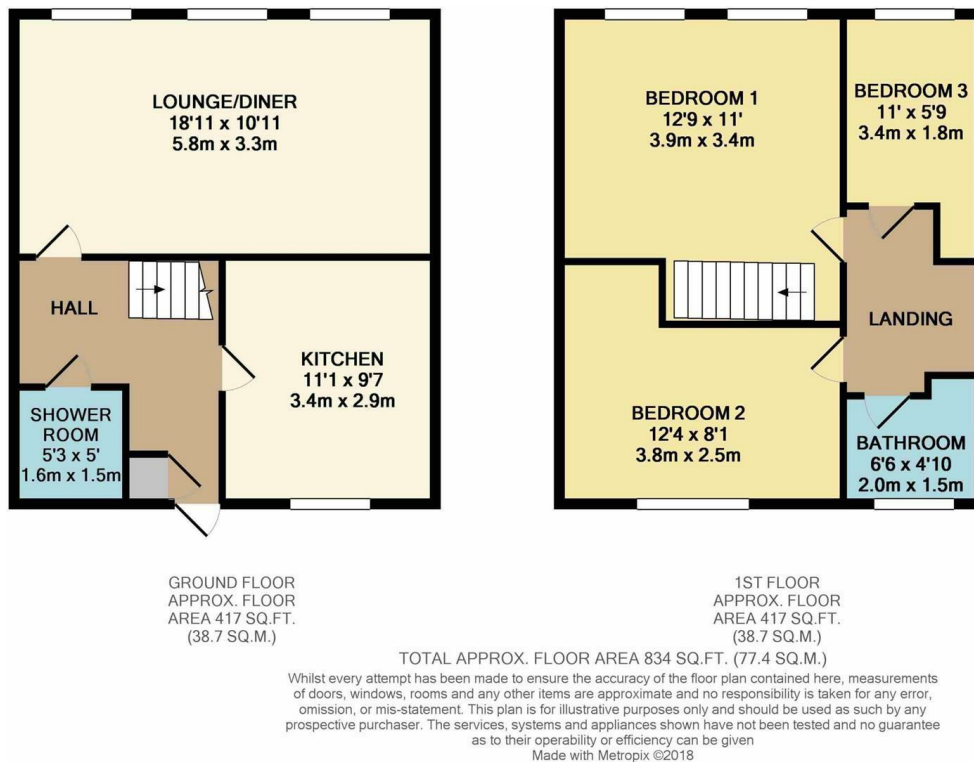
### Ground Rent

£125pa

### Service Charge

£1679.24pa





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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.