



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

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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

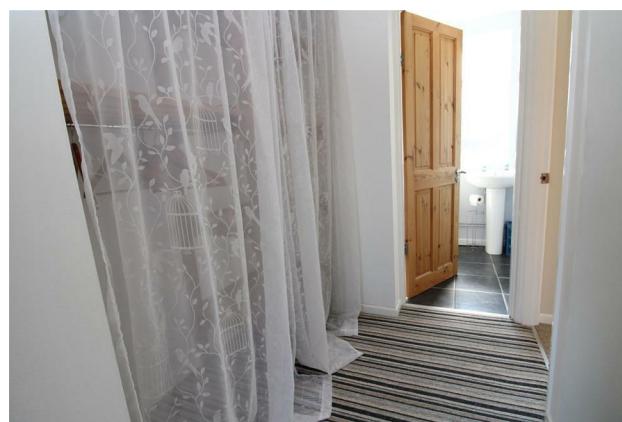
Remainder of a 999 year
lease from 1964. (939
years remaining)

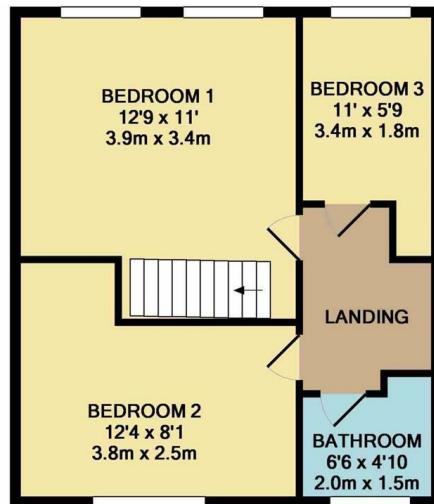
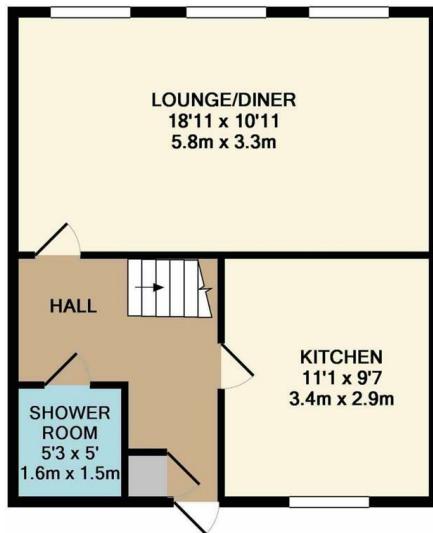
Ground Rent

£125pa

Service Charge

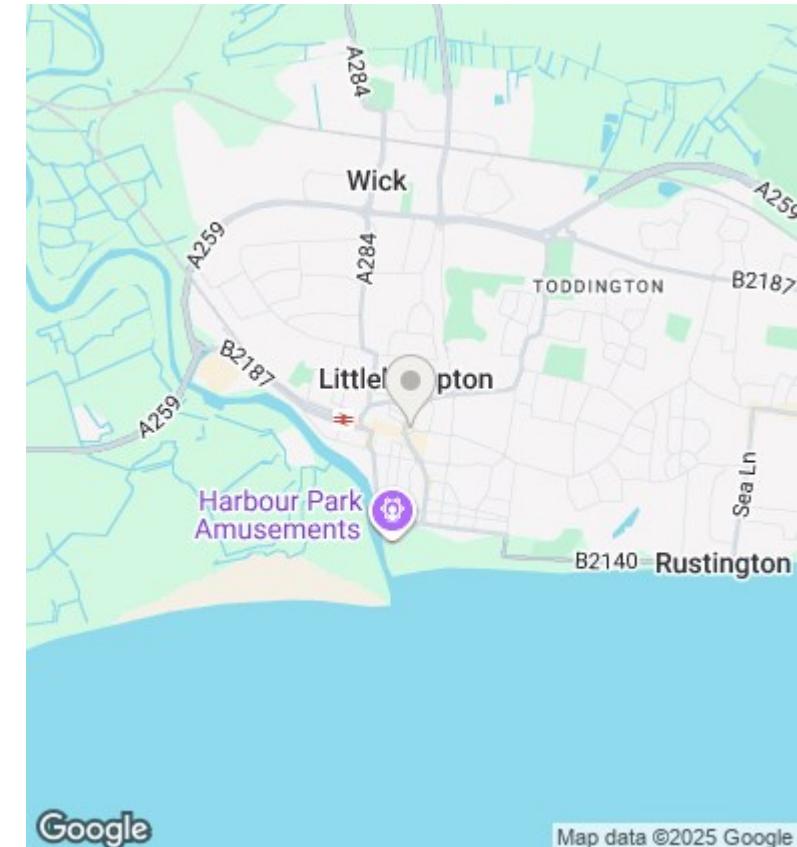
£1679.24pa





TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		59	
England & Wales		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.