



20 Westfield Court, Norfolk Road, Littlehampton, BN17 5AQ

£100,000

- Purpose Built 60+ Retirement Apartment
- Close To Seafront
- 10'6 Kitchen
- 10'9 x 6'7 Second Bedroom
- Residents Parking Area
- First Floor In Lift Served Block
- 13'6 Dual Aspect Lounge
- 11'4 Master Bedroom With Fitted Wardrobe
- Communal Gardens
- Chain Free

Description

This well-presented first-floor retirement flat is located in a lift-served block, offering both convenience and accessibility. Ideally situated just a short walk from the seafront, this property boasts a spacious dual-aspect lounge (13'6) with plenty of natural light. The separate kitchen (10'6) is well-sized and functional, providing ample space for everyday needs.

The property features a generously proportioned master bedroom (11'4) with built-in wardrobes, along with a comfortable second bedroom (10'9 x 6'7) – perfect for guests, a study, or additional storage.

Residents can enjoy the peaceful communal gardens, and there is also a dedicated parking area for added convenience. Offered with no onward chain, this property is an excellent opportunity for those seeking a peaceful, low-maintenance retirement home close to local amenities and the seafront.



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C 80

Council Tax Band: C | Tenure: Leasehold



First Floor

Total Area: 579 ft² ... 53.8 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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2025

LOUNGE
13'6x10'7

KITCHEN
10'6x6'1

BEDROOM 1
11'4x9'7

BEDROOM 2
10'9x6'7

SHOWER ROOM
6'7x6'1

SERVICE CHARGE
Approx £3,967.75 pa

LEASE
Approx to 65 years remaining.

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.

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.