



Flat 4 County Wharf Pier Road, Littlehampton, BN17 5AF

£320,000

- First Floor (Lift Served Block) Riverside Apartment With Direct River Views
- Allocated Parking Space In Private Gated Development
- Master Bedroom With En-Suite Shower Room
- Viewing Highly Recommended To Appreciate Views & Location
- West Facing Balcony With Impressive Direct Views Over River Arun
- Central Location Close To Seafront. Town Centre & Train Station
- 13'3 Fully Integrated Kitchen
- 17'1 West Facing Lounge
- Two Bedrooms
- 72 Sq Metres Overall Internal Space

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Stunning Riverside Apartment with Direct River Views – Chain Free

Enjoy spectacular sunsets and tranquil river views from this beautifully presented first-floor apartment perfectly positioned on the banks of the River Arun.

Located within a private gated development, this two-bedroom home combines modern comfort with an enviable riverside lifestyle. The west-facing balcony offers breathtaking, uninterrupted views over the river, towards Littlehampton Golf Course — the perfect spot to relax and unwind.

Inside, the spacious 17'1 west-facing lounge is filled with natural light, seamlessly flowing onto the balcony to make the most of the setting. The 13'3 fully integrated kitchen provides ample space for cooking and entertaining and also benefits from its own river view!

The master bedroom features an en-suite shower room, while the second bedroom offers versatility for guests or a home office. Additional benefits include allocated & further visitor parking, secure gated access, and a chain-free sale for a smooth purchase.

Set in a central location, the apartment is ideally placed close to the seafront, town centre, and train station, ensuring convenience and connectivity alongside its serene riverside charm.

Viewing is highly recommended to fully appreciate the stunning views and exceptional location this property offers.



Council Tax Band: D

Tenure: Leasehold



LIVING ROOM

17'1x13'9

KITCHEN

13'3x7'7

BEDROOM 1

12'6x10'0

EN-SUITE SHOWER ROOM

7'2x5'0

BEDROOM 2

12'5x7'2

BATHROOM

7'6x6'4

LEASE

Approx 102 years remaining

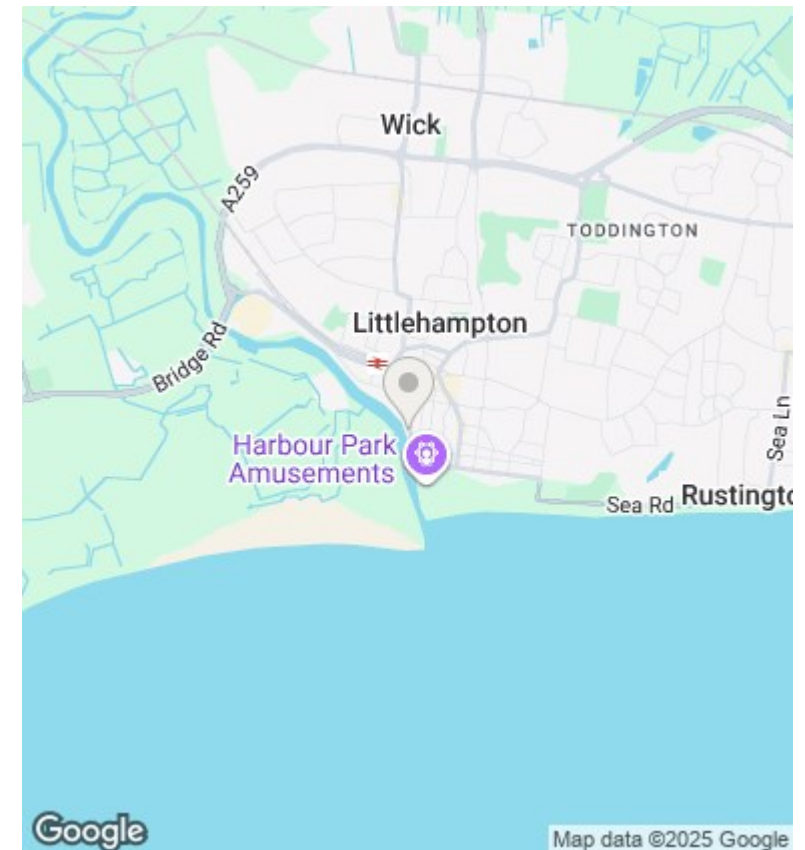
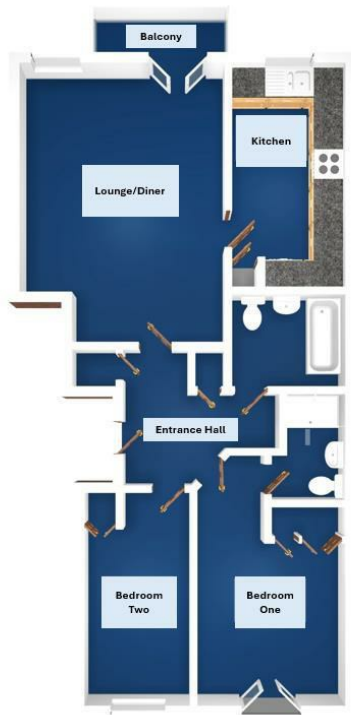
SERVICE CHARGE

Approx £2402.50 PA

GROUND RENT

Approx £339.14 pa





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 restuarants 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	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.