



## Fairlight Court, Pier Road, Littlehampton

£298,800

- Stunning Riverfront Apartment
- Allocated Parking Space + Visitors Parking
- Feature Double Aspect 17ft West Lounge/Diner Overlooking River
- DIRECT Westerly River Arun Views
- Situated on the Ground Floor
- 12 ft 7 Master Bedroom with En Suite
- Secure Gated Entrance & Parking
- Two Double Bedrooms
- Viewing High Recommended to Appreciate This Property!



# Fairlight Court, Littlehampton BN17 5DU

This riverfront apartment sounds absolutely delightful! With its direct views of the River Arun, it offers a serene and picturesque setting. Situated on the ground floor, it provides easy access and convenience. The secure gated entrance and allocated parking space ensure peace of mind, while visitors' parking adds extra convenience.

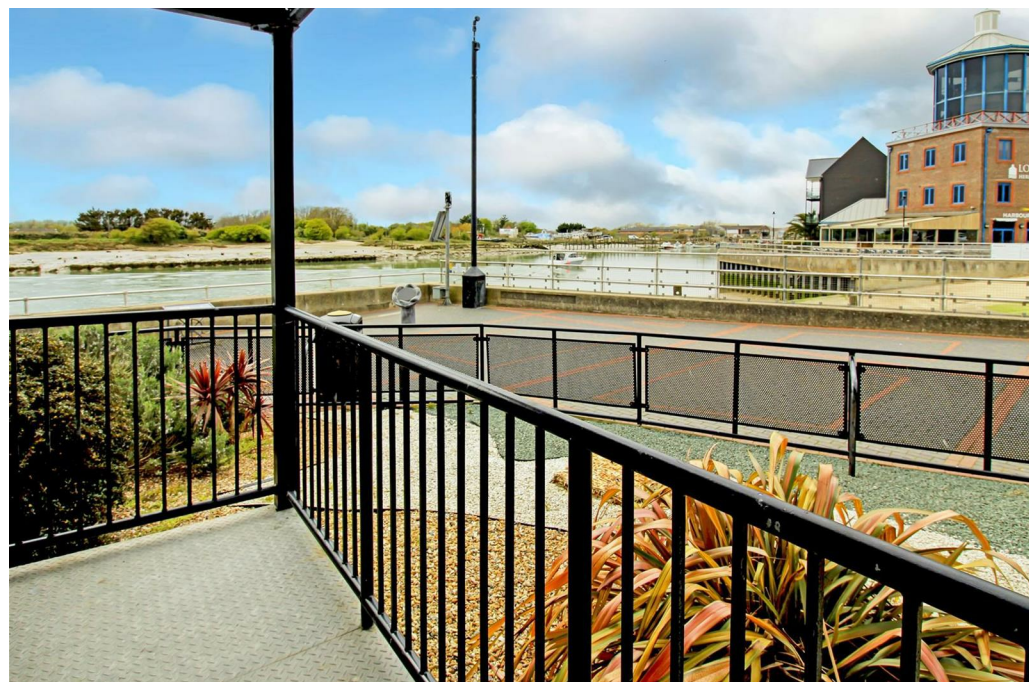
The apartment itself boasts two double bedrooms, offering ample space for comfort. The highlight is undoubtedly the 17ft lounge/diner with a double aspect, providing stunning views of the river. The master bedroom, at 12 ft 7, comes with its own en suite, adding a touch of luxury and privacy.

This property offers a perfect blend of tranquility, comfort, and convenience. Viewing is highly recommended to truly appreciate all that it has to offer!



Council Tax Band: D

Tenure: Leasehold



### LOUNGE/DINER

17 x 15'05

Double aspect, providing direct River Arun views

### KITCHEN

11'06 x 6'02

Conveniently located off of the lounge/diner, including integrated dishwasher, washer-dryer, oven & hob. River views.

### BEDROOM ONE

12'7 10'6

Benefitting from a double fitted wardrobe & ensuite shower room.

### BEDROOM TWO

10'6 x 9'02

Double bedroom, offering flexibility for your needs.

### BATHROOM

6'07 x 6'02

White suite, with shower over bath. With the added benefit of an extractor fan.

### DRESSING AREA

7'08 x 2'09

Off of bedroom one.

### EN SUITE

7'10 x 6'4

Situated off of bedroom one.

### BALCONY

Located through double doors from the lounge/diner. Looking out on the river.

### LEASE LENGTH

103 years remaining

### GROUND RENT

£125pa (Review period every 25 years)

### SERVICE CHARGE

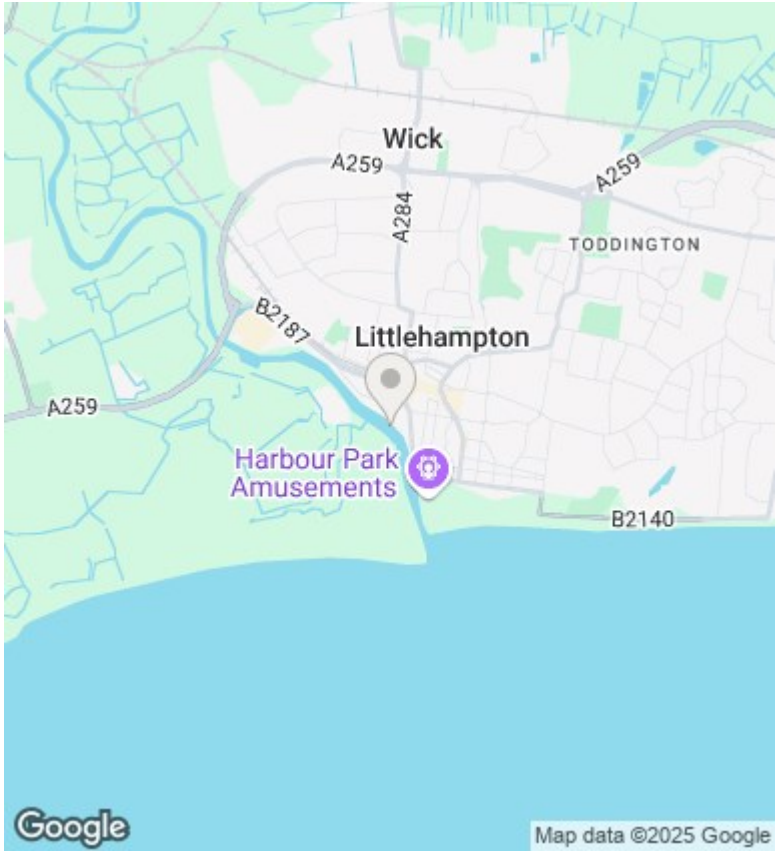
£1,757.92 pa



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 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) <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		
	71	80
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.