



**Flat 7 Sextant Court, Armada Way, Littlehampton, BN17 6QY**

**£155,000**

- Ground Floor Apartment
- Balance Of 999 Year Lease
- Residents Parking Area
- 15'01 Lounge
- 8'06 x 8'02 Kitchen
- Own Private Entrance
- No Maintenance Charges
- Popular Beaumont Park Location
- 11'07 Bedroom
- 8'07 Bathroom Chain Free

## Description

Ground Floor Apartment \* Own Private Entrance \* Balance Of 999 Year Lease \* No Maintenance Charges \* Popular Beaumont Park Location \* 15'01 Lounge \* 11'07 Bedroom \* Residents Parking Area \* 8'06 x 8'02 Kitchen \* 8'07 Bathroom \* Chain Free



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E 52 Council Tax Band: A | Tenure: Leasehold

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



LOUNGE  
15'1" x 11'5"

BEDROOM  
11'7" x 8'9"

KITCHEN  
8'6" x 8'2"

BATHROOM  
8'7" x 5'1"

ONE BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items may be approximate. Prospective purchasers are advised to make their own measurements to be sure. We cannot accept responsibility 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 plan is not to scale. The plan is for guidance only and no guarantee is given as to their operability or efficiency can be given.

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.