



## Flat 32, Pharos Quay River Road, Littlehampton, BN17 5BF

**£166,500**

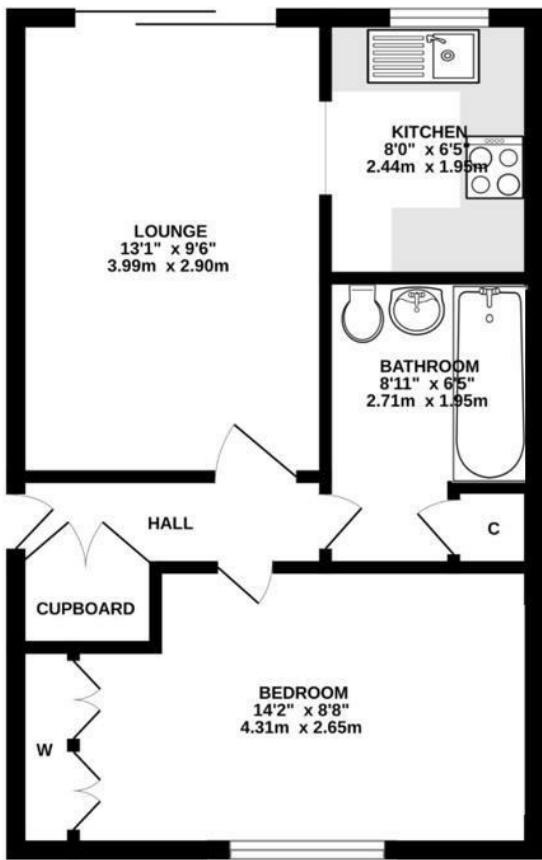
- One Bedroom Purpose Built First Floor Apartment
- Allocated Parking Space To Rear
- 13'3 West Facing Lounge
- Close To Many Amenities Including Train Station & Town Centre
- Chain Free
- Benefitting from Share Of Freehold
- 14'2 Bedroom With Fitted Wardrobes
- Situated Adjacent to the River Arun
- Vacant Possession
- Viewing Recommend to Appreciate Property

## Description

One Bedroom Purpose Built First Floor Apartment-Benefitting from Share Of Freehold-Allocated Parking Space To Rear-14'2 Bedroom With Fitted Wardrobes-13'3 West Facing Lounge-Situated Adjacent to the River Arun-Close To Many Amenities Including Train Station & Town Centre-Vacant Possession-Chain Free-Viewing Recommend to Appreciate Property-



Council Tax Band: A | Tenure: Leasehold - Share of Freehold



LOUNGE  
13'3x9'6

BEDROOM  
14'2x8'7

KITCHEN  
7'9x6'2

BATHROOM  
8'3x6'2

LEASEHOLD  
Share of freehold  
Unexpired lease of 92 years  
Ground Rent: £100 per annum  
Service Charge: £1225 per annum

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.