



## Flat 2 The Stetson, 8 St. Catherines Road, Littlehampton, BN17 5HS

Asking Price £135,000

- One Bedroom Ground Floor Apartment
- New 125 Year Lease On Completion
- Residents Parking Area
- Close To Seafront & Town Centre
- Chain Free
- Own Private Entrance
- Well Presented Throughout
- 16'03 Lounge
- 11'08 Separate Kitchen

## Description

Ground floor apartment located on the picturesque St. Catherine's Road, this property boasts a delightful reception room, perfect for relaxing or entertaining guests. With one cosy bedroom and a well-maintained bathroom.

The property is in excellent order throughout, ensuring a hassle-free move-in experience. The new 125-year lease on completion makes this apartment an attractive option for those seeking a secure investment. Being chain-free adds to the convenience of acquiring this lovely home.

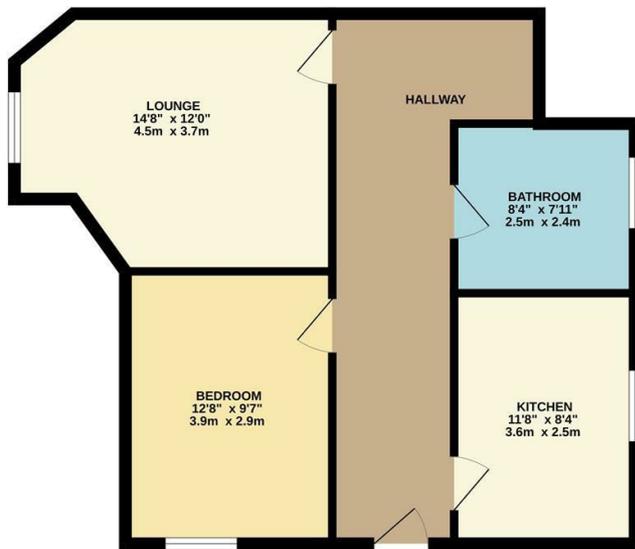
One of the highlights of this apartment is its own private entrance, providing a sense of exclusivity and privacy. Residents can also benefit from the residents' parking area, making parking a breeze in this sought-after location.

Situated close to the seafront and town, this property offers the best of both worlds - a tranquil coastal setting and easy access to local amenities. Whether you enjoy leisurely strolls by the sea or exploring the town's charming shops and cafes, this flat offers a lifestyle of convenience and relaxation.

Don't miss out on the opportunity to own this delightful flat in Littlehampton. Contact us today to arrange a viewing and take the first step towards making this property your new home.



GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



LOUNGE  
16'3" x 12'0"

BEDROOM  
12'7" x 9'7"

KITCHEN  
11'8" x 8'3"

BATHROOM  
8'3" x 7'10"

Lease  
New 125 year lease upon completion

Ground Rent  
£100pa

Service Charge  
£1800

ONE BEDROOM FLAT  
TOTAL FLOOR AREA - 603 sq ft. (56.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.