



14 Fitzroy Court St. Marys Close, Littlehampton, BN17 5QB £200,000

- Stunning Top Floor (2nd) Purpose Built Apartment
- Benefitting from a 149Year Remaining Lease & Peppercorn Ground Rent
- Communal Gardens
- Viewing Highly Recommended To Appreciate The Quality & Size Of Accommodation
- Two Double Bedrooms
- Popular Residential Location In Private Road
- 10'4 Refitted Kitchen
- 16 ft South Facing Lounge/Diner
- Residents Parking Area
- Superbly Refitted Bathroom

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This stunning second-floor purpose-built apartment offers two double bedrooms, a spacious 16-ft south-facing lounge/diner, and a contemporary 10'4 refitted kitchen. The property benefits from a 149-year remaining lease and a peppercorn ground rent. Located in a sought-after residential area on a private road, it features a residents' parking area and communal gardens. The bathroom has been superbly refitted, and the apartment is highly recommended for viewing to fully appreciate its size and quality. Nestled in the charming area of St. Marys Close, Littlehampton, this delightful second floor apartment offers a perfect blend of comfort and convenience.



Council Tax Band: B

Tenure: Leasehold



LOUNGE/DINER

16'00 x 11'02

KITCHEN

10'4 x 8'7

BEDROOM ONE

14'4 x 11'01

BEDROOM TWO

12'18 10'42

BATHROOM

6'9 x 5'8

LEASE

Approx. 149 years remaining.

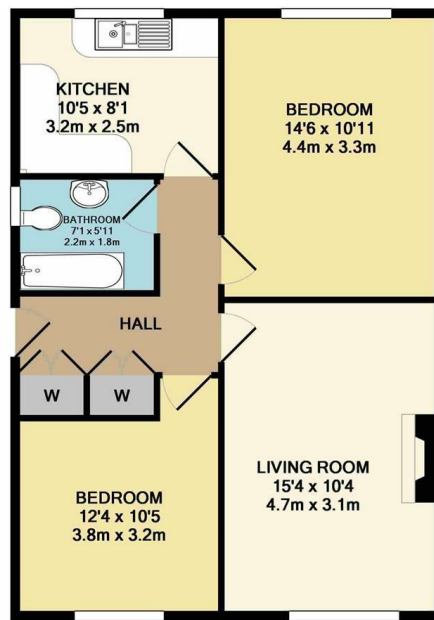
SERVICE CHARGE

Approx £1,714.88 PA

AGENTS NOTE

The property also benefits from access to a boarded loft space providing a useful additional storage area

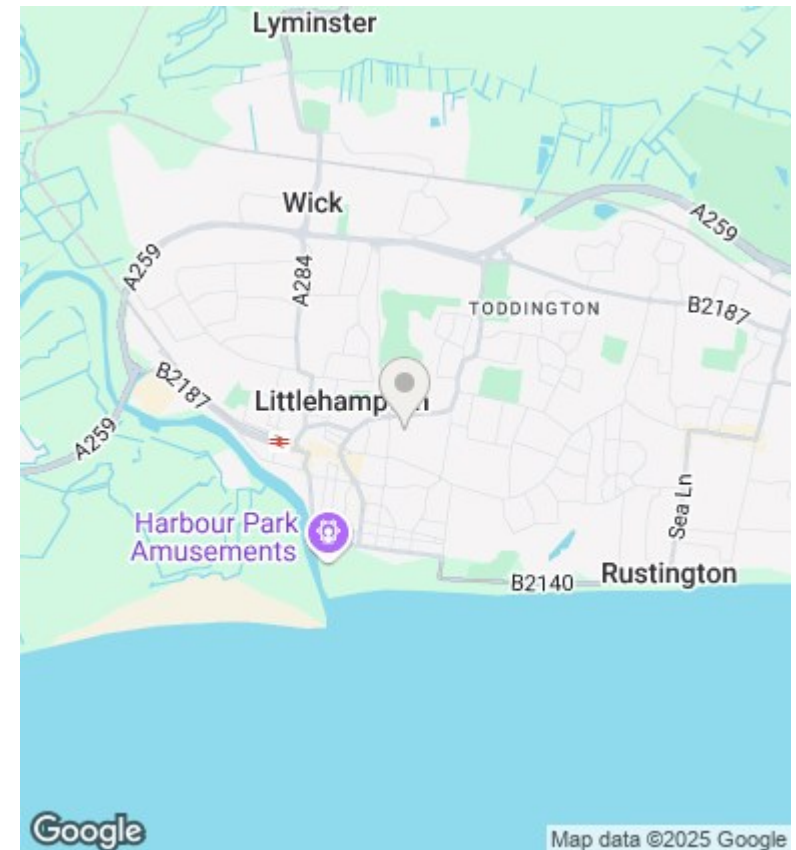




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
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.