



87 Clun Road, Littlehampton, West Sussex, BN17 7EG

£195,000

- Spacious two bedroom first floor flat
- Fully integrated kitchen
- Close to local amenities
- Viewing highly recommended
- Private entrance
- Two double bedrooms with fitted wardrobes
- 1 mile to Littlehampton High Street
- 13" by 13" lounge
- A large south westerly private, gated garden
- 0.6 mile to train station

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Spacious and bright two bedroom first floor flat benefiting from its own private entrance. Stairs lead to a generous landing with a utility cupboard currently used to house a freezer and tumble dryer. A well lit 13" by 13" lounge diner with dual aspect windows opening to a fully integrated kitchen. The refitted kitchen is furnished with integral fridge/freezer, washing machine and dishwasher. Two double bedrooms each equipped with fitted wardrobes. White refitted bathroom with window. A large south westerly private, gated garden with brick built shed. Close to local amenities, 1 mile to Littlehampton High Street and 0.6 mile to train station. Gas Central Heating and refitted Doubled glazed UPVC windows. EPC to be confirmed | Council Tax Band A | Leasehold (91 Years Remaining) | Service charge approx. £185pa | Ground Rent £10pa.



Council Tax Band: A



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LANDING

6'2" x 6'9"

Landing/entrance hall approach from private entrance and stairs. Includes a utility cupboard.

LOUNGE

13'4" x 13'1"

Spacious and bright lounge with dual aspect. Airing cupboard and further storage cupboard. Leads to Kitchen.

KITCHEN

7'10" x 8'10"

Fully intergraded with fitted washing machine, oven, dishwasher and fridge-freezer.

BEDROOM 1

9'11" x 13'1"

Master Bedroom with large window to front of building. Fitted wardrobe.

BEDROOM 2

7'10" x 14'5"

Double bedroom with large window overlooking the garden. Fitted wardrobe

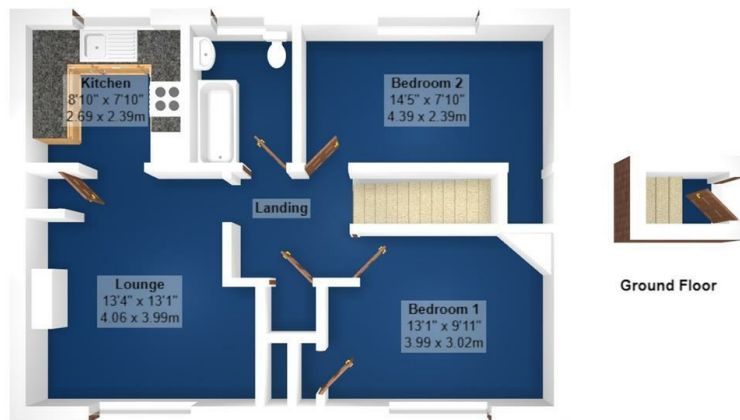
BATHROOM

7'10" x 5'10"

Refitted white suite with window at rear of property.

GARDEN

Large rear garden with brick built shed.



First Floor

Total Area: 672 ft² ... 62.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jm 2023

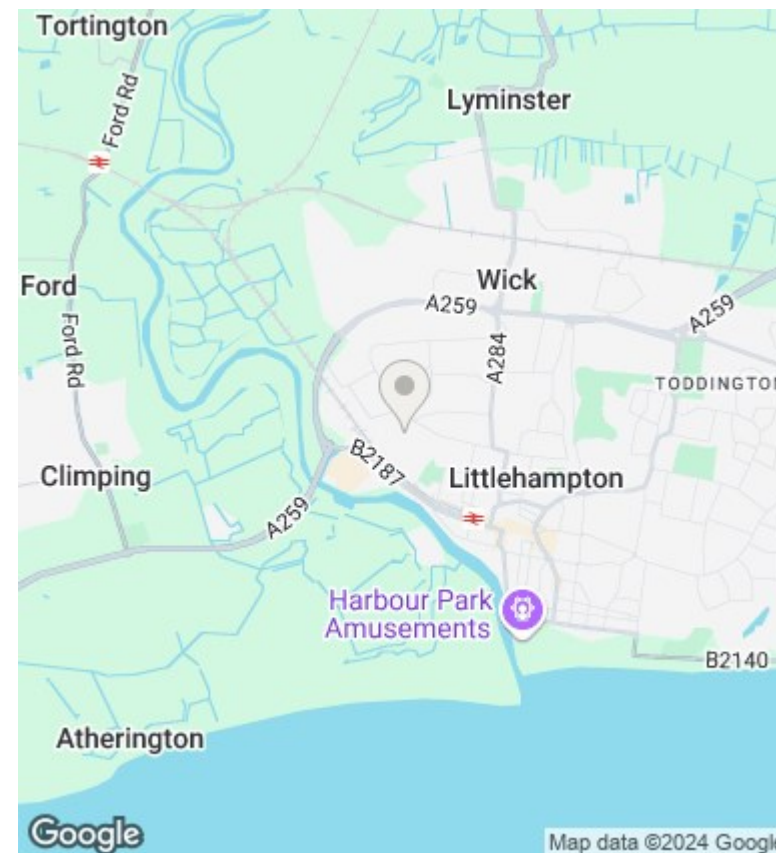
Directions

Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	