



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

£195,000

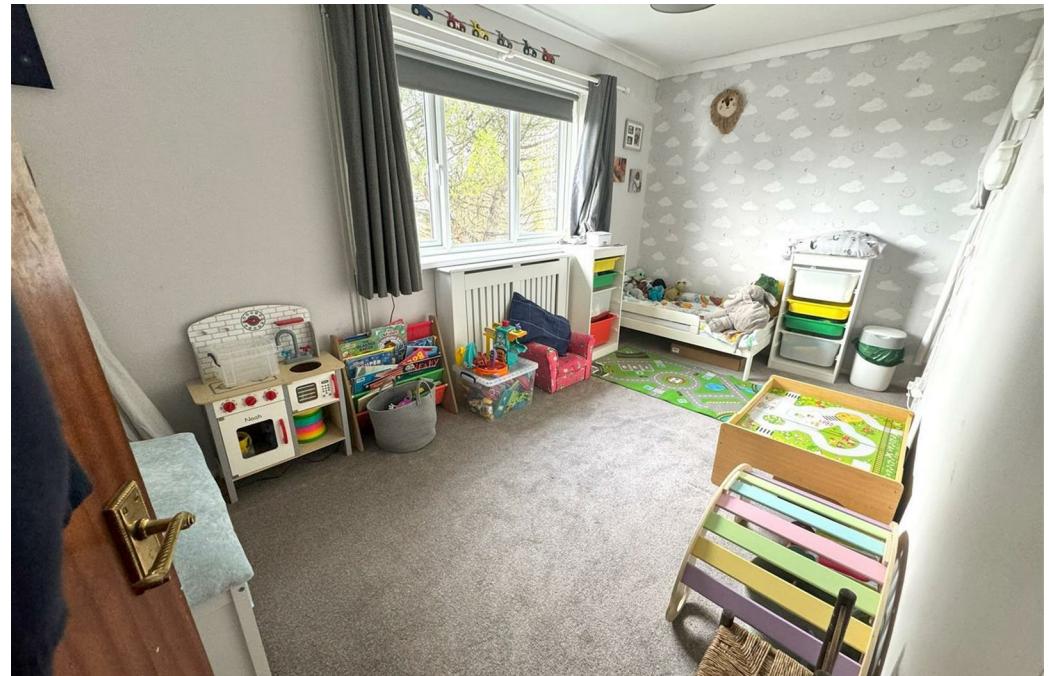
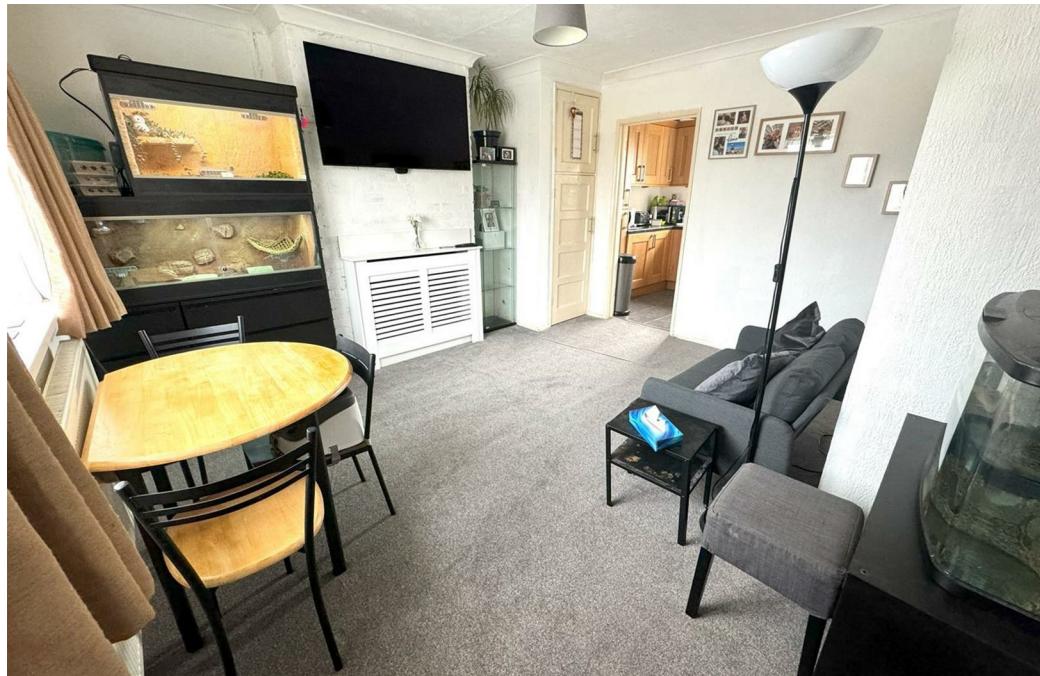
- Spacious two bedroom first floor flat
- Fully integrated kitchen
- Close to local amenities
- Viewing highly recommended
- Private entrance
- Two double bedrooms with fitted wardrobes
- 1 mile to Littlehampton High Street
- 13" by 13" lounge
- A large south westerly private, gated garden
- 0.6 mile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

87 Clun Road, Littlehampton BN17 7EG

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



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.

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

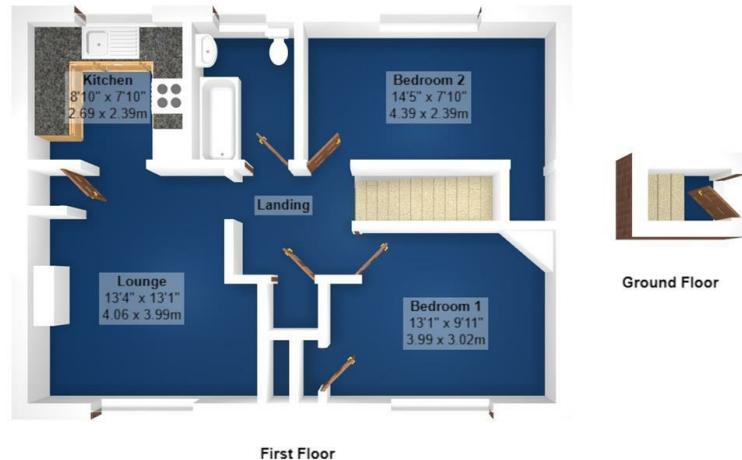
BATHROOM

7'10" x 5'10"

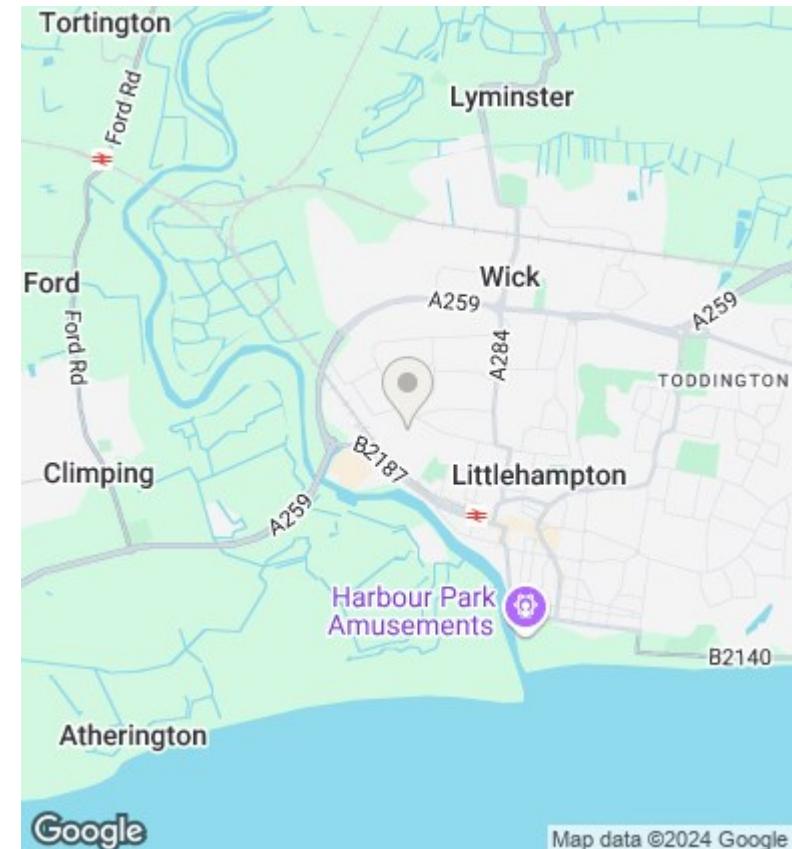
Refitted white suite with window at rear of property.

GARDEN

Large rear garden with brick built shed.



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 Jtm 2023



Map data ©2024 Google

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	76	76
(81-91) B		
(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