



## Flat 1, 3 South Terrace, Littlehampton, BN17 5NZ

£339,950

- Stunning Seafront Ground Floor Garden Apartment
- PRIVATE South Easterly Garden
- 16' 6" x 14' 4" Dual Aspect Lounge
- Own Private Entrance
- Two DOUBLE Bedrooms
- Luxury Refitted 10' 11" x 6' 3 Shower Room
- Set in the Heart of the Conservation Area
- Immaculately Presented Throughout
- Viewing Highly Recommended To Fully Appreciate This Home



## 3 South Terrace, Littlehampton BN17 5NZ

Welcome to this exquisite seafront ground floor flat that boasts a private entrance, nestled in the heart of a charming conservation area. This impeccably presented residence has recently undergone a thoughtful refurbishment, ensuring a modern and stylish living experience.

The property features two generously sized double bedrooms, providing comfortable and private spaces. The 16' 6" x 14' 4" lounge is a highlight of the home, offering a delightful view of the well-maintained, south-easterly garden gardens, providing a tranquil retreat for you to enjoy.

The luxury refitted 10' 11" x 6' 3" shower room adds a touch of sophistication, combining functionality with an elegant design. Every detail has been carefully considered to create a harmonious living environment.

With its private entrance, seafront location, and captivating surroundings, this ground floor apartment is a unique gem. Viewing is highly recommended to fully appreciate the immaculate presentation, thoughtful design, and the overall charm that this property exudes. Don't miss the opportunity to make this your dream home by the sea.



Council Tax Band: A

Tenure: Leasehold





### Lounge

16'6 x 14'4

A highlight of the home, offering a delightful view and access to the well-maintained gardens via patio doors. Featuring dual aspect lighting & views of the garden and conservation area.

### Kitchen/Diner

13' x 9'4

Modern refurbished kitchen, with space for a dining table. Includes some integrated appliances.

### Bedroom One

14'2 x 14'2

Two double height, south facing windows provide a light space for this master bedroom which also benefits from fitted wardrobes.

### Bedroom Two

10' 9" x 9'

Located to the rear of the property, this property benefits from a second double bedroom.

### Shower Room

10' 11" x 6' 3

Good size shower room with modern ceramic marble effect floor tiles and an impressive double walk in shower.

### Garden

Private walled, south easterly facing garden. Low maintenance with mature foliage to the borders.

### Lease Length

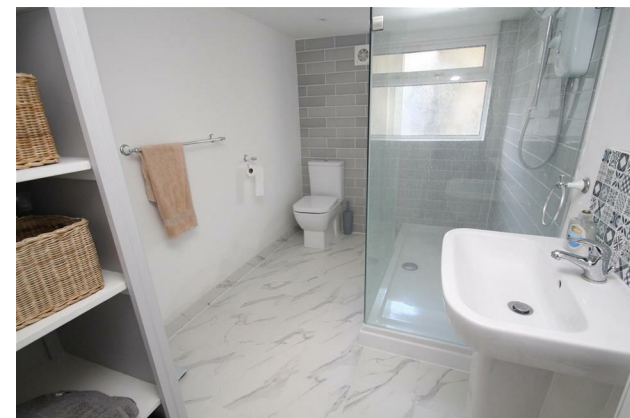
122 years remaining

### Annual Ground Rent

£250

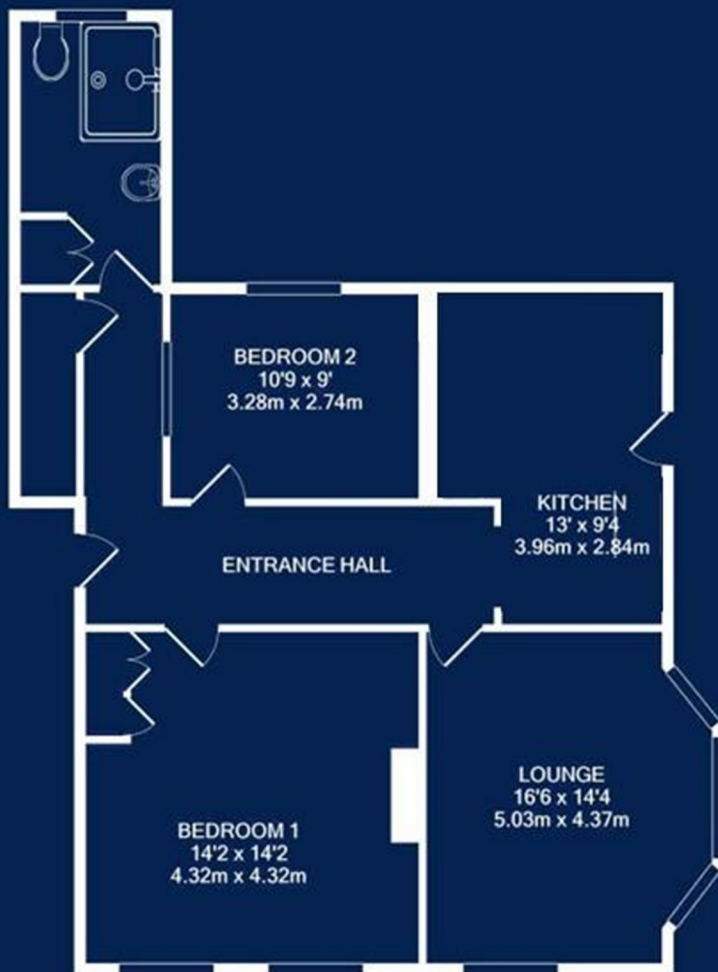
### Annual Service Charge

£1910



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.

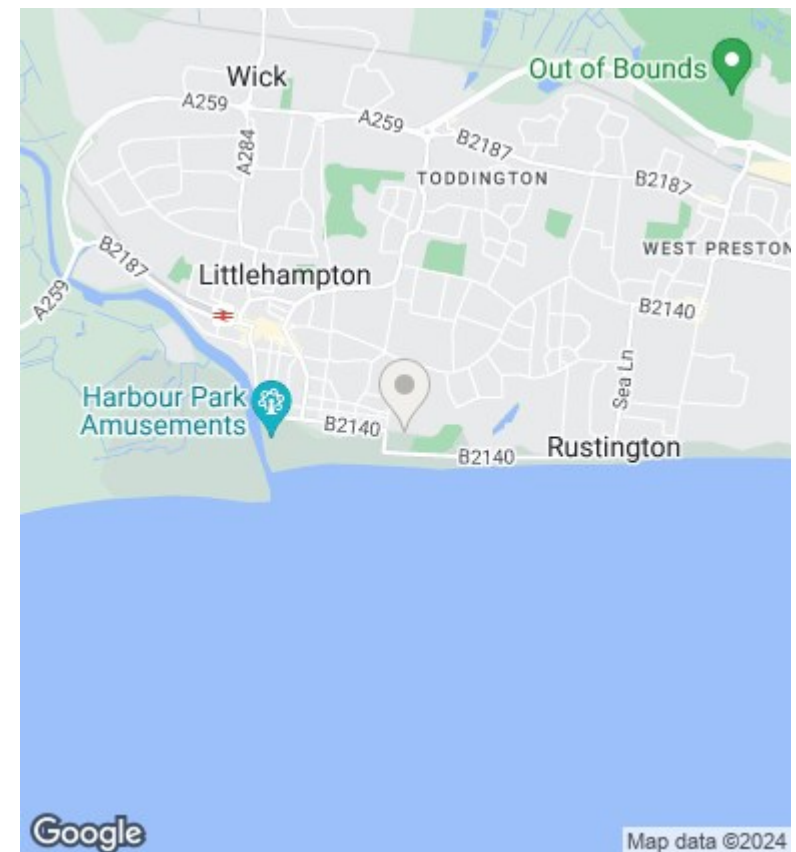
The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train 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.



APPROX. GROSS INTERNAL FLOOR AREA 885 SQ FT / 82.3 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are

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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		
	70	80
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.