

12 Riverside Rope Walk, Littlehampton, Littlehampton, BN17 5DE

£155,000

- BEAUTIFULLY Presented Freehold Semi Detached Bungalow
- RIVERSIDE Location
- Refurbished To A High Standard
- Allocated Parking Space
- Close to West Beach & Littlehampton Golf Club
- Private Front Garden & Rear Courtyard
- Viewing Highly Recommended
- Communal Riverside Patio Area With Direct River Views
- 12'1 x 12' Lounge with LOG BURNER
- Chain Free

Welcome to this charming bungalow in the heart of Rope Walk. This delightful semi-detached property boasts a residents river terrace, a cosy reception room with a wood burner, both perfect for relaxing after a long day.

The property features a well-maintained bathroom & double bedroom, ensuring your comfort and convenience. Situated in a serene area just 0.6 miles to the beach, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life.

Parking is made easy with space for one vehicle, providing you with the convenience you need. Whether you're a first-time buyer, downsizing, or looking for a tranquil holiday home, this bungalow is sure to meet your needs.

Don't miss out on the opportunity to make this lovely, riverside property your own. Contact us today to arrange a viewing and take the first step towards calling this bungalow in Rope Walk, Littlehampton, your new home!

 1  1  1  E 50

Council Tax Band: A

Tenure: Freehold



LOUNGE

12'1" x 12'0"

KITCHEN

8'9 x 6'1"

BEDROOM

11'5" x 8'0"

BATHROOM

8'00x5'05

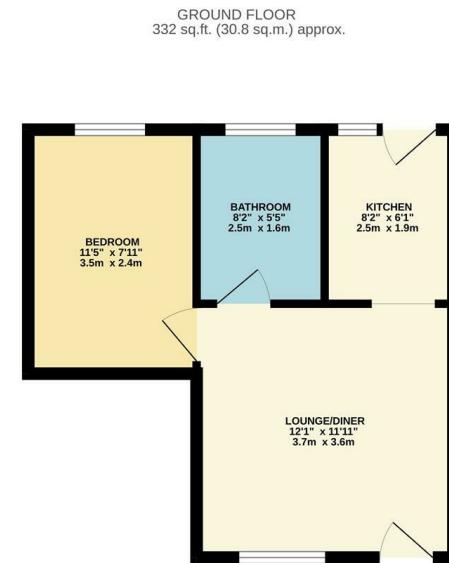
RESIDENTS RIVER TERRACE

We have been advised that there is a yearly contribution of £225 pa for the upkeep of this space & parking area.

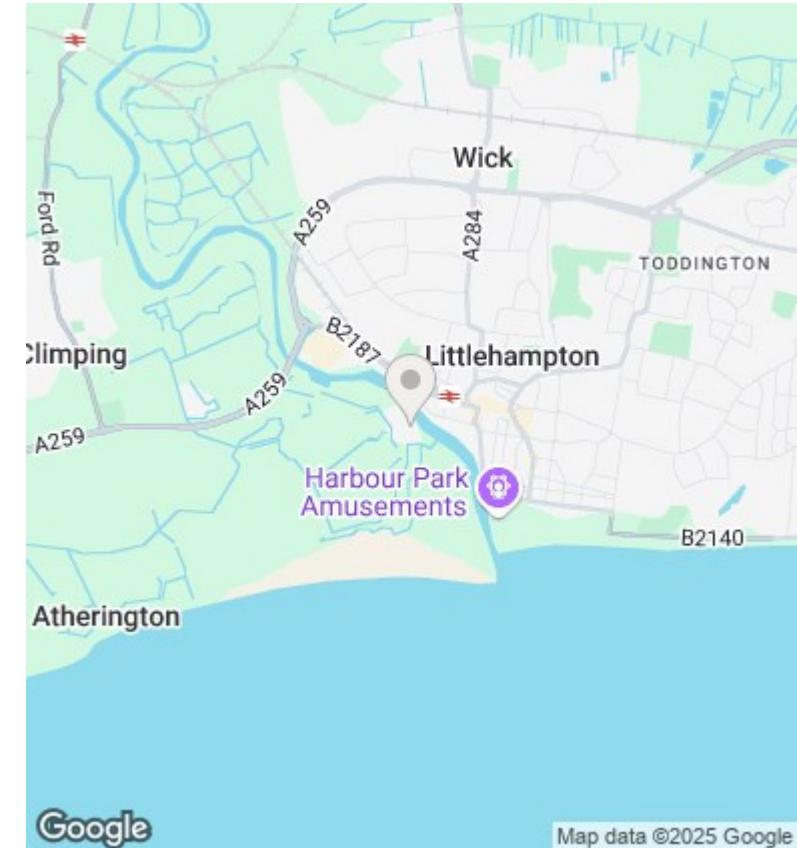
AGENTS NOTE

Please be advised that this property has flooded in the last 12 months.





SEMI-DETACHED BUNGALOW
TOTAL FLOOR AREA: 332 sq.ft. (30.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance only. They are not intended to be used for the construction of any extension or new extension. This plan is for illustrative purposes only and should be used as such by any prospective buyer or tenant. It is the responsibility of the prospective buyer or tenant to have the property surveyed by a qualified surveyor and to make their own arrangements to have the property checked for any structural or other problems as to their operability or efficiency can be given.
Made with Houseplan 2000®



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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	50
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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.