

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

£155,000

- BEAUTIFULLY Presented Freehold Semi Detached Bungalow
- Refurbished To A High Standard
- Close to West Beach & Littlehampton Golf Club
- Viewing Highly Recommended
- RIVERSIDE Location
- Allocated Parking Space
- Private Front Garden & Rear Courtyard
- 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!

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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.



**BEDROOM**  
11'5" x 7'11"  
3.5m x 2.4m

**BATHROOM**  
8'2" x 5'5"  
2.5m x 1.6m

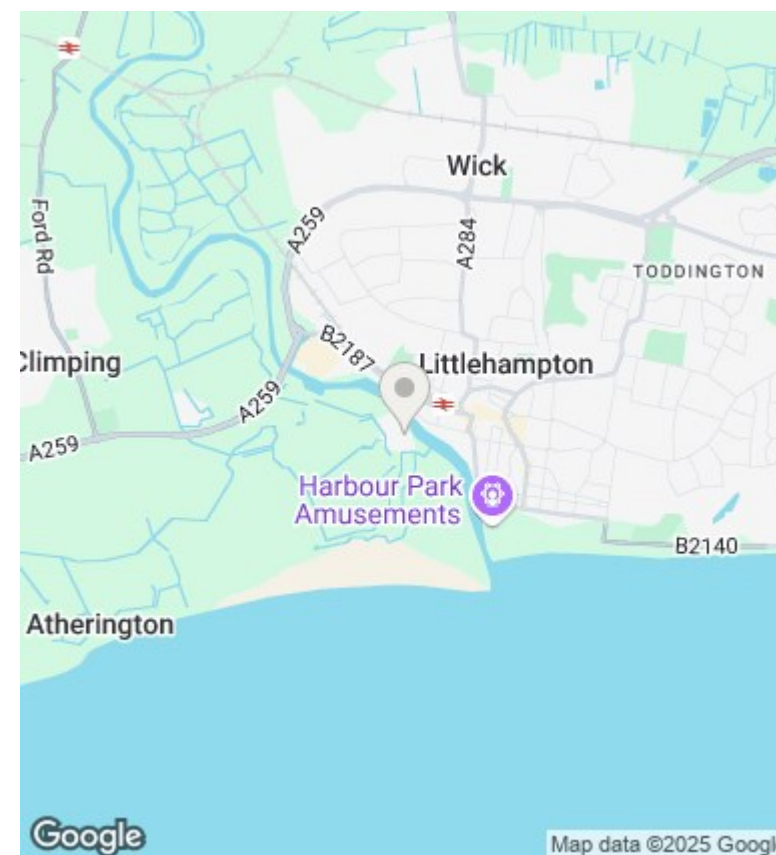
**KITCHEN**  
8'2" x 6'1"  
2.5m x 1.9m

**LOUNGE/DINER**  
12'1" x 11'11"  
3.7m x 3.6m

**TOTAL FLOOR AREA : 332 sq.ft. (30.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.


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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			<p><b>8</b></p> <p><b>50</b></p>

**England & Wales**

EU Directive  
2002/91/EC



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