



## South Terrace, Littlehampton, BN17 5LE

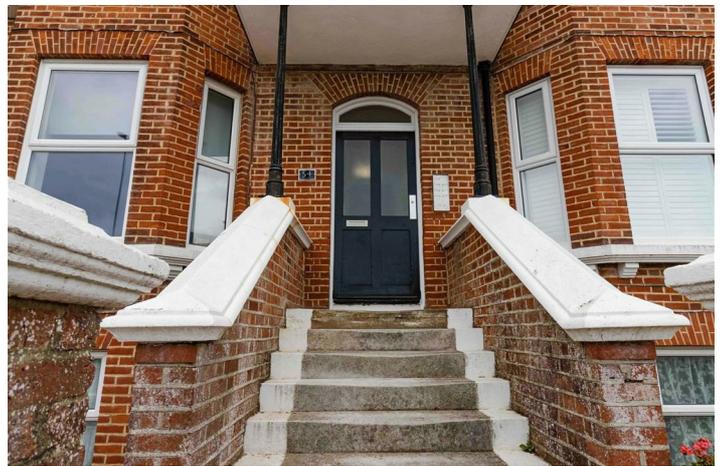
Guide Price £120,000

Aspire Residential is delighted to offer to the market this one bedroom flat located on Littlehampton's desirable seafront . The modern property comprises of one double bedroom, an open plan kitchen/living room, bathroom, W/C and sea views. Benefits include being close to sea front, local parks and shops.

- Being sold with no onward chain
- Set along Littlehampton seafront
- Convenient location close to shops and amenities
- Council Tax Band - A
- Service Charge and Ground Rent - £2470 per annum
- Stunning sea views!
- Ideal for a first time buyer or as a buy to let investment
- EPC Rating - D
- Leasehold with 125 years remaining
- Ground Rent - N/A



Littlehampton, a picturesque seaside town on the south coast of England, enchants residents and visitors alike with its coastal charm and diverse offerings. Boasting a beautiful sandy beach, a historic pier, and a bustling harbour, Littlehampton provides a quintessential British seaside experience. The town centre features a mix of traditional and modern architecture, offering a vibrant atmosphere with a variety of shops, restaurants, and cultural attractions. Littlehampton is celebrated for its family-friendly environment, highlighted by attractions like the Mewsbrook Park and the popular East Beach. With its maritime heritage, lively community events, and a range of amenities, Littlehampton stands as a delightful coastal destination, offering a perfect blend of coastal relaxation and community vibrancy.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Floor Plan

Approx. 36.8 sq. metres (395.6 sq. feet)



Total area: approx. 36.8 sq. metres (395.6 sq. feet)

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