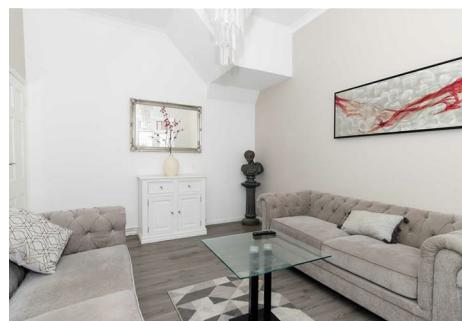




# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



**Angmering Way, Littlehampton, BN16 3RA**

**Asking Price £175,000**

Aspire Residential is delighted to bring to the market this two bedroom ground floor flat with NO FORWARD CHAIN. Internally the property has a modern finish and comprises; hallway, bathroom with separate W/C and a modern kitchen. Benefits include being close to the mainline train station, local bus routes and easy access to A259 and A27. The property comes with ownership of the freehold. Call us today to book your viewing.



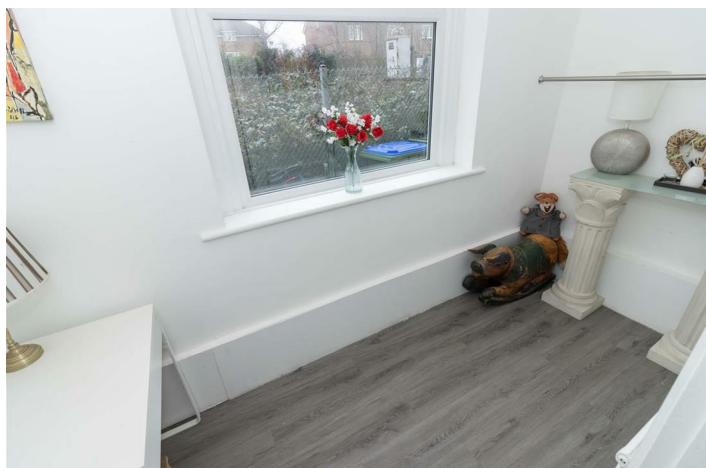
D

Council Tax Band: A

- Ground Floor Flat
- Easy Access To A259 and A27
- EPC Rating - D
- Close To Mainline Train Station & Bus Routes
- Long Lease
- No Forward Chain



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.



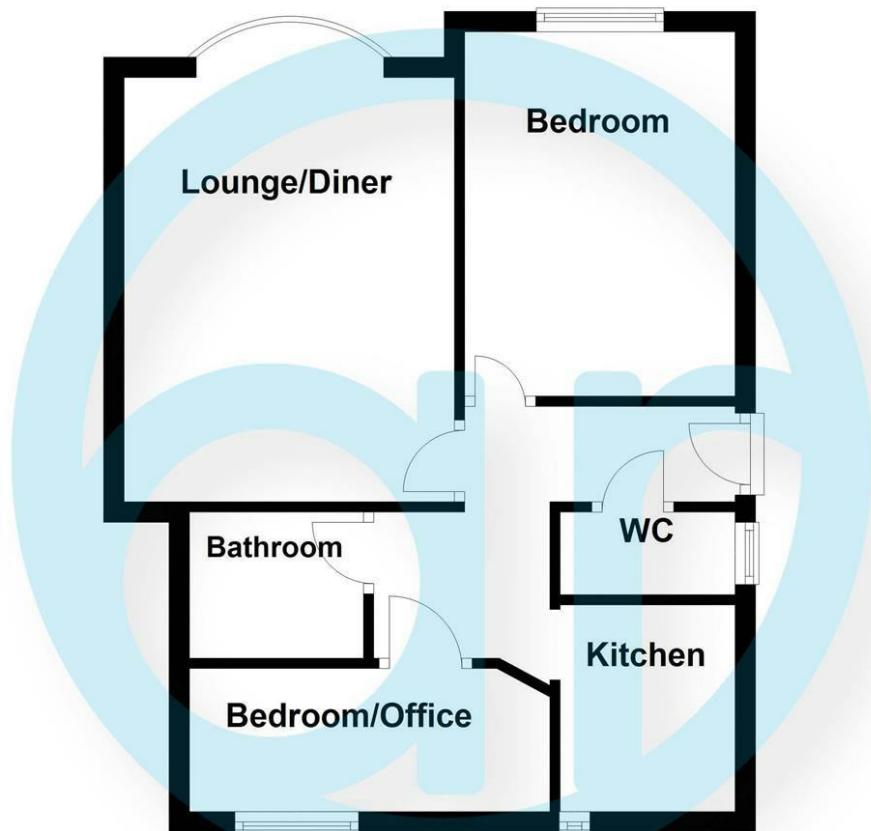
### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Floor Plan

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 42.4 sq. metres (456.1 sq. feet)

### Aspire Residential | Goring-by-Sea

28 Goring Road

Goring-by-Sea

Worthing

BN12 4AD

Telephone: 01903 259 961

Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

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Salvington Road

Worthing

BN13 2HL

Telephone: 01903 910 424

Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

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