Flat 6, Wight Court Surrey Street, Littlehampton, BN17 5DJ £285,000

- Two Bedroom Riverside Apartment
- 15'9 Lounge
- Convenient Location Close To Many Amenities
- Stunning Views Over River Arun To Littlehampton Golf Course & Yacht Club
- Master Bedroom With En-Suite Shower Room
- Chain Free
- West Facing Balcony
- Close To Seafront, Train Station & Town Centre Shops
- Allocated Parking Space
- Viewing Highly Recommended To Appreciate Stunning Location

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Enjoying an enviable riverside setting with breathtaking views across the River Arun towards Littlehampton Golf Course and the Yacht Club, this superb second floor, two-bedroom apartment offers an exceptional lifestyle. Offered to the market chain free, the property is perfectly positioned within easy reach of the seafront, train station and town centre shops, making it an ideal permanent home, holiday retreat or investment opportunity.

The well-proportioned accommodation includes a bright and spacious 15'9 lounge with direct access to a delightful west-facing balcony, providing the perfect spot to relax and enjoy the afternoon and evening sunshine while taking in the ever-changing river views. The kitchen is conveniently positioned alongside the living space, while the principal bedroom benefits from its own en-suite shower room. A further bedroom and family bathroom complete the accommodation.

Externally, the apartment also benefits from an allocated parking space, adding to the convenience of this superb home. Combining an outstanding waterside position with excellent access to local amenities, this is a rare opportunity to secure a property in a truly stunning location. Viewing is highly recommended to fully appreciate the spectacular outlook and lifestyle on offer.

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Council Tax Band: D

Tenure: Leasehold

Lounge
15'9 x 12'56

Kitchen
10'34 x 6'56

Bedroom 1
14'8 x 9'4

Ensuite
6'8 x 3'3

Bedroom 2
11'9 x 8'5

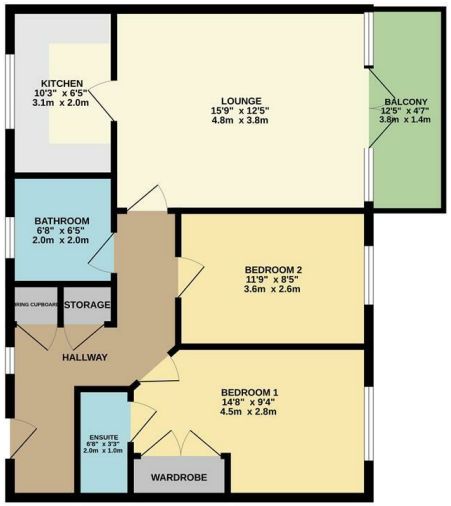
Balcony
12'5 x 4'7

Lease
Approx 102 years remaining

Service Charge
Approx £2251.22 pa

Ground Rent
Approx £125 pa

668 sq.ft. (62.1 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA : 668 sq.ft. (62.1 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.
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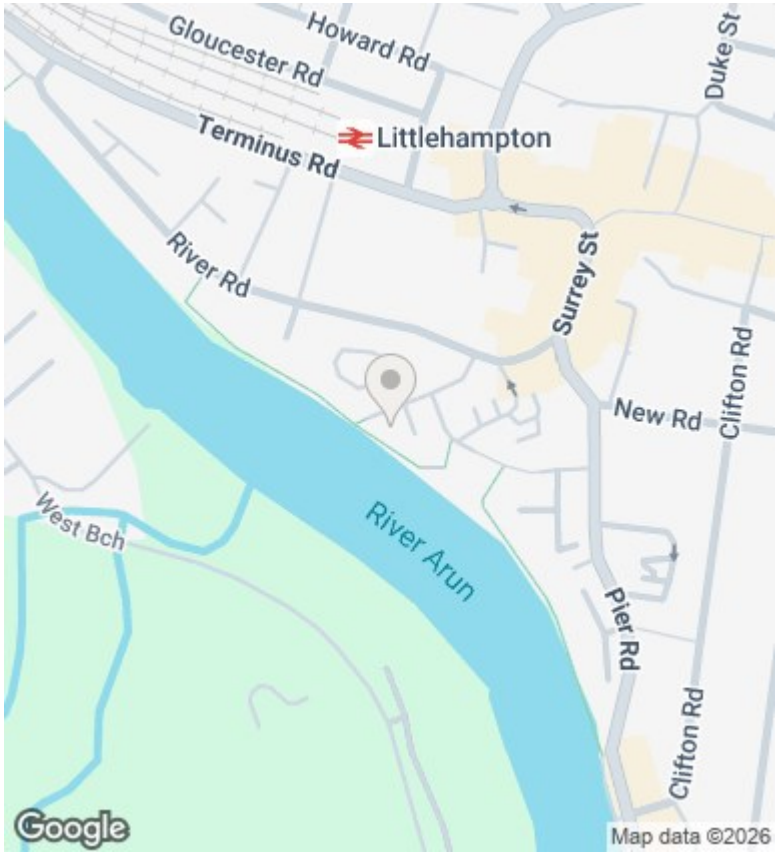
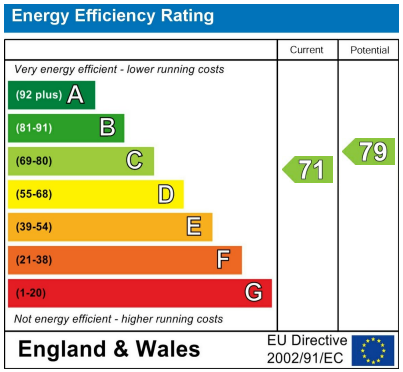


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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 restuarants 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.



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.

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