





13 Fitzroy Court St. Marys Close, Littlehampton, BN17 5QB

£199,950

- Well Presented Top Floor Purpose Built Apartment
- 10'5 Refitted Contemporary Howdens Kitchen With Some Appliances
- Communal Gardens to Rear
- Two Double Bedrooms
- 14'5 x 11' Master Bedroom
- Chain Free
- 16' Double Aspect South/West Facing Lounge/Diner
- Popular Residential Location, Just 0.7 Miles to Seafront, and Close to Town & Amenities

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Chain Free | Well Presented Two Bedroom Top Floor Apartment | Popular Residential Location

Situated in a popular residential location, just 0.7 miles from the seafront and within easy reach of the town centre and local amenities, this well-presented top floor purpose-built apartment is offered to the market chain free

The accommodation comprises two generous double bedrooms, including an impressive 14'5 x 11' principal bedroom, together with a spacious 16' double aspect south/west facing lounge/diner, providing a lovely light and airy living space. The contemporary Howdens kitchen has been refitted and offers a range of modern units together with some integrated appliances.

Further benefits include communal gardens to the rear and the advantage of a convenient location close to everything the area has to offer.

An excellent opportunity for first-time buyers, those looking to downsize or investors alike. Viewing highly recommended!

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Council Tax Band: B

Tenure: Leasehold





LOUNGE/DINER
16' x 10' 11"

KITCHEN
10' 5" x 8' 10"

BEDROOM ONE
14' 5" x 11'

BEDROOM TWO
12' 1" x 10' 5"

BATHROOM
6' 10" x 5' 10"

SERVRICE CHARGE
Approx. £1680 pa

LEASE
Approx. 89 years remaining

GROUND RENT
Approx. £100 pa



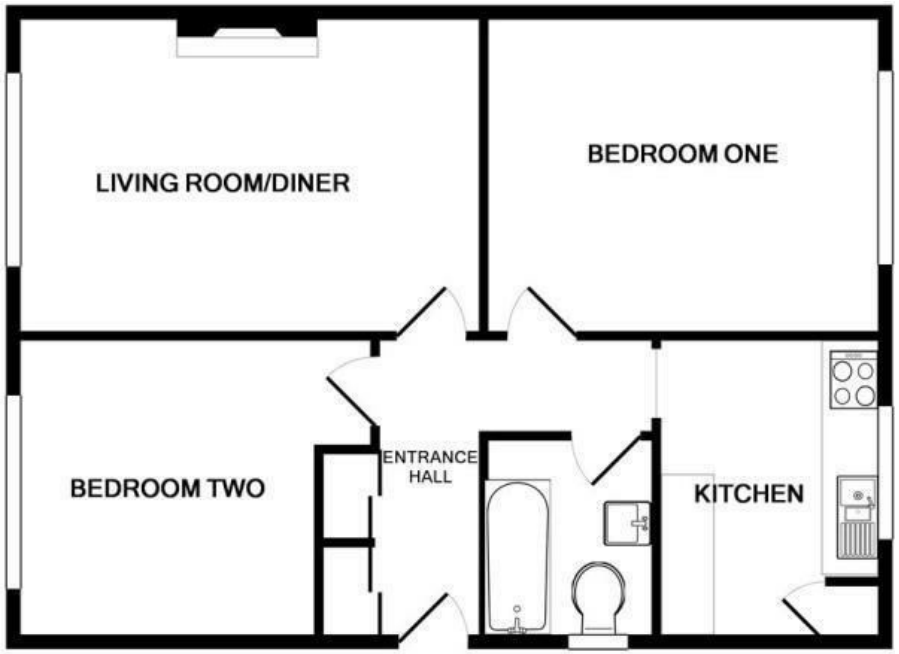


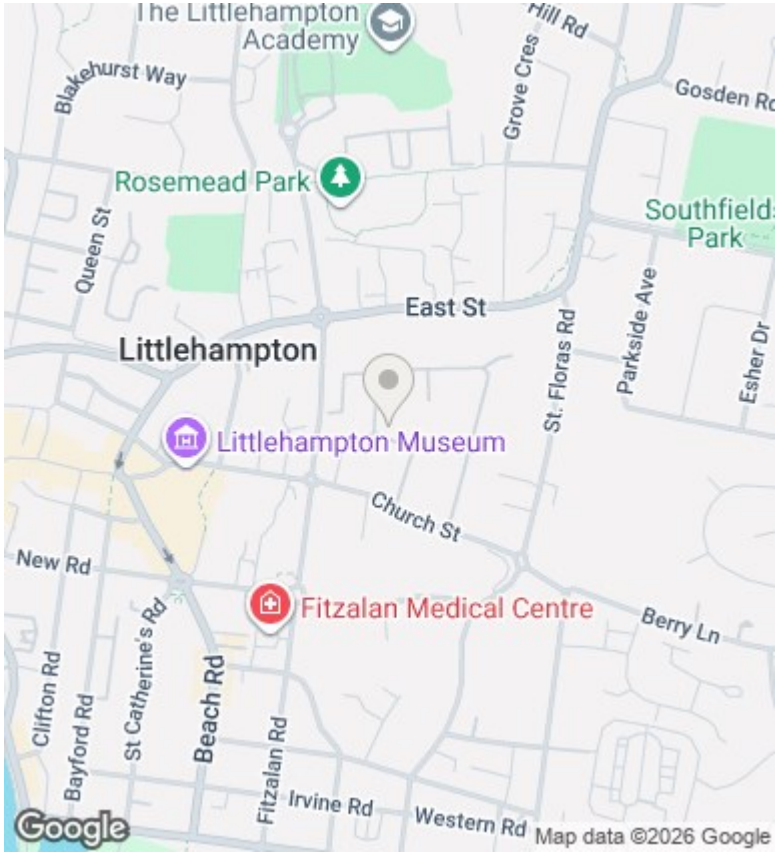






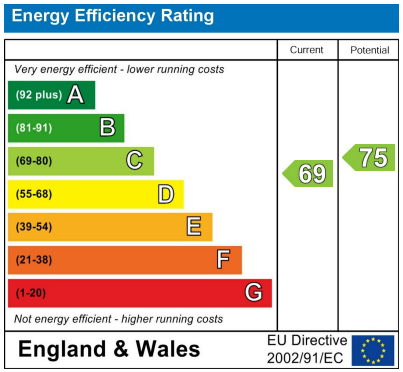






Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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