



**Price**

**£260,000**

**Leasehold**

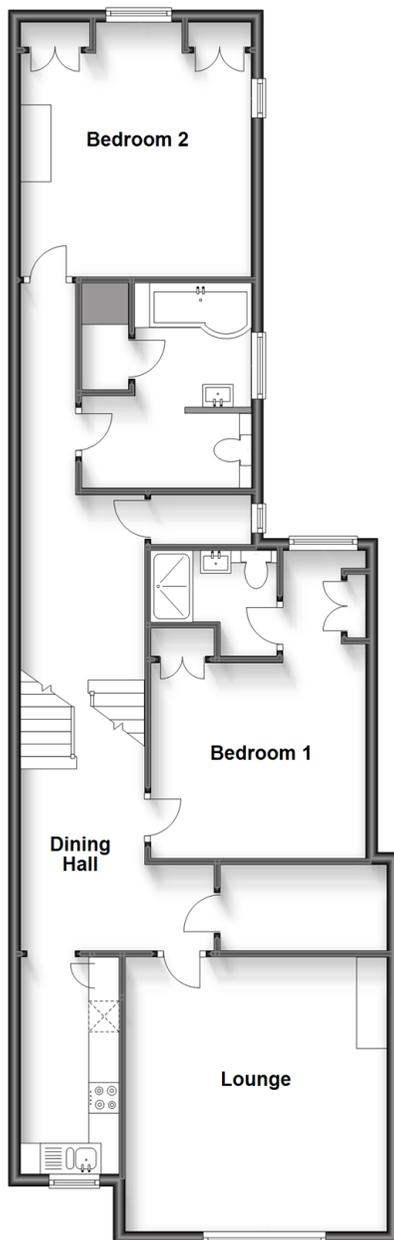
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**South Terrace,  
Littlehampton, West  
Sussex, BN17**

**cubitt & west**  
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### Split Level Second Floor

Approx. 96.2 sq. metres (1035.0 sq. feet)



## Accommodation

### SPLIT LEVEL SECOND FLOOR

Dining Area: 11'5 x 6'6 (3.48m x 1.98m)

Lounge: 14'6 x 14'2 (4.42m x 4.32m)

Kitchen: 11'5 x 5'3 (3.48m x 1.60m)

Study: 7'8 x 4'7 (2.34m x 1.40m)

Bedroom 1: 13'4 x 12'4 (4.07m x 3.76m)

En-suite Shower Room

Utility/Laundry Room

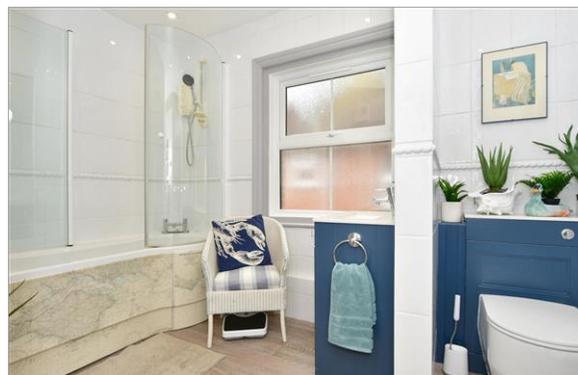
### LOWER LANDING

Bedroom 2: 11'6 x 10'4 into alcove (3.51m x 3.15m)

Family Bathroom

### OUTSIDE

Share of Rear Garden



## Main features

- Superb split level second floor apartment
- Both bedrooms are generous doubles
- Useful utility/laundry room
- Well presented throughout
- Uninterrupted sea views
- Ample light throughout living room
- All white goods and "Quooker" boiling tap included
- No ongoing chain



### Nearest Schools

Primary Schools: River Beach Junior School 1.4 miles  
Secondary Schools: Littlehampton Academy 1.2 miles,



### Transport Information

Train Stations: Littlehampton 0.6 miles, Angmering 3.5 miles, Ford 3.9 miles



### Address

South Terrace, Littlehampton, West Sussex, BN17



### Directions

For directions to this property please contact us.



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Call Rustington Branch 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING	CURRENT:	POTENTIAL:
	E(43)	C(77)

23707603/20230915/FM/KP