



## Flat 3A Antonia Court, Terminus Road, Littlehampton, BN17 5BS

£180,000

- Chain Free
- Residents Parking Area to Rear
- Stunning Family Bathroom
- Moments from Town Centre & Littlehampton Train Station
- Ground Floor Purpose Built Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Benefitting from Extensive Fitted Storage
- Own Private Entrance
- Spacious Feature 29'8" Open Plan Lounge/Diner/Kitchen with Integrated Appliances
- 0.2 Miles From River

Chain Free | Private Entrance | Stunning Open Plan Living

Situated just 0.2 miles from the River Arun & moments away from Littlehampton town centre & train station, this well presented ground floor purpose-built apartment offers spacious accommodation with the added benefit of its own private entrance.

The heart of the home is the impressive 29'8 open plan lounge, dining and kitchen area, creating a fantastic space for both relaxing and entertaining. The contemporary fitted kitchen is complete with a range of integrated appliances.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a family bathroom finished to a high standard. The property also offers extensive fitted storage throughout, making it as practical as it is attractive.

Externally, residents enjoy a private parking area to the rear, and the convenient location places a wide range of shops, cafés, restaurants and transport links within easy walking distance.

Offered to the market Chain Free, this exceptional property would make an ideal first-time purchase, investment or downsize opportunity.

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 B 81

Council Tax Band: B

Tenure: Leasehold



OPEN PLAN  
KITCHEN/LOUNGE/DINER

29'8 x 13'6

BEDROOM ONE

14'10 x 14'5

BEDROOM TWO

15'5 x 13'10

BATHROOM

6'9 x 6'6

LEASE

Approx. 83 years  
remaining

GROUND RENT

Approx £30 PA

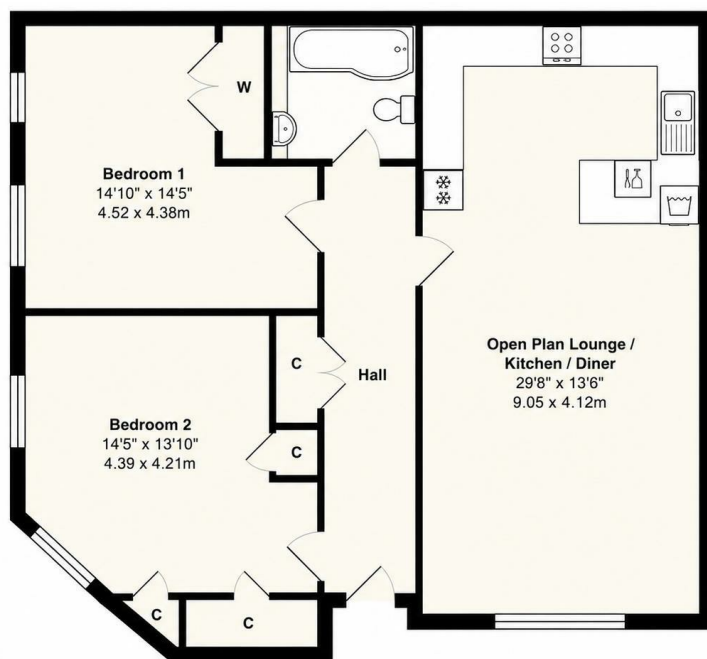
SERVICE CHARGE

Approx. £1086 PA

BUILDINGS INSURANCE

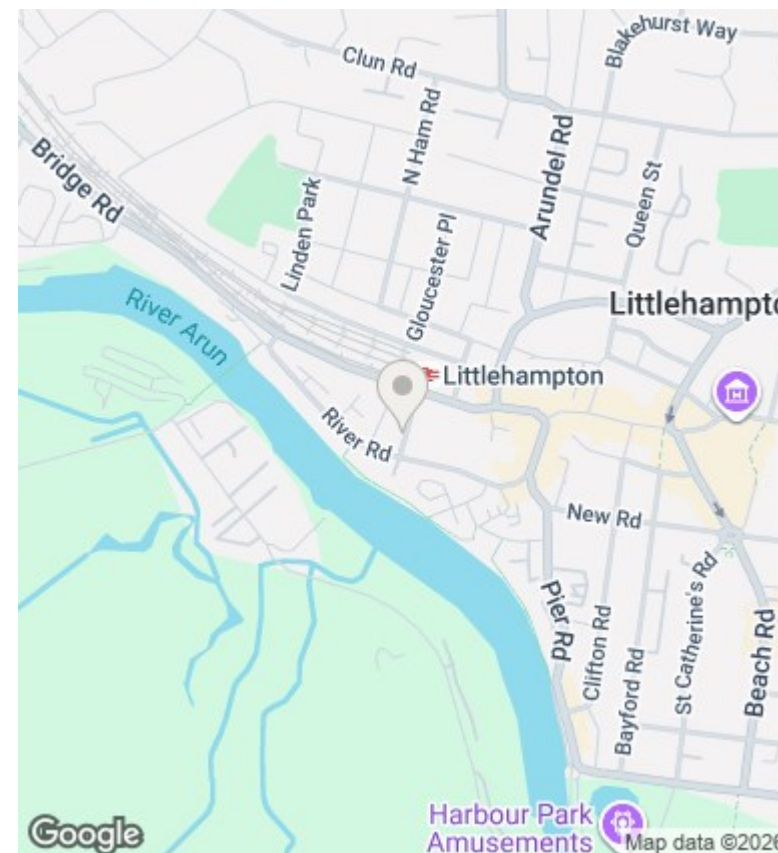
Approx. £486.93 per  
annum





Ground Floor

Total Area: 993 ft² ... 92.2 m²



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.