



MARINERS QUAY, LITTLEHAMPTON
PRICE £450,000



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The first floor apartment is beautifully presented throughout, with the accommodation comprising of a light and bright dual-aspect living/dining room featuring wooden flooring with ample space for table and chairs, through to an 180 degree enclosed terrace with French doors and views of the river. There is a recently fitted kitchen with a range of grey fronted wall and base units with integrated appliances including a fridge freezer, electric oven, induction hob and dishwasher.

There are two bedrooms, the main bedroom benefits from a fitted dressing room, formerly an en-suite which can be reinstated if desired.

The modern, well-appointed shower room comprises an overhead shower, hand wash basin and w.c. The property has an allocated parking space situated under a covered car port. There is also a private boat mooring.

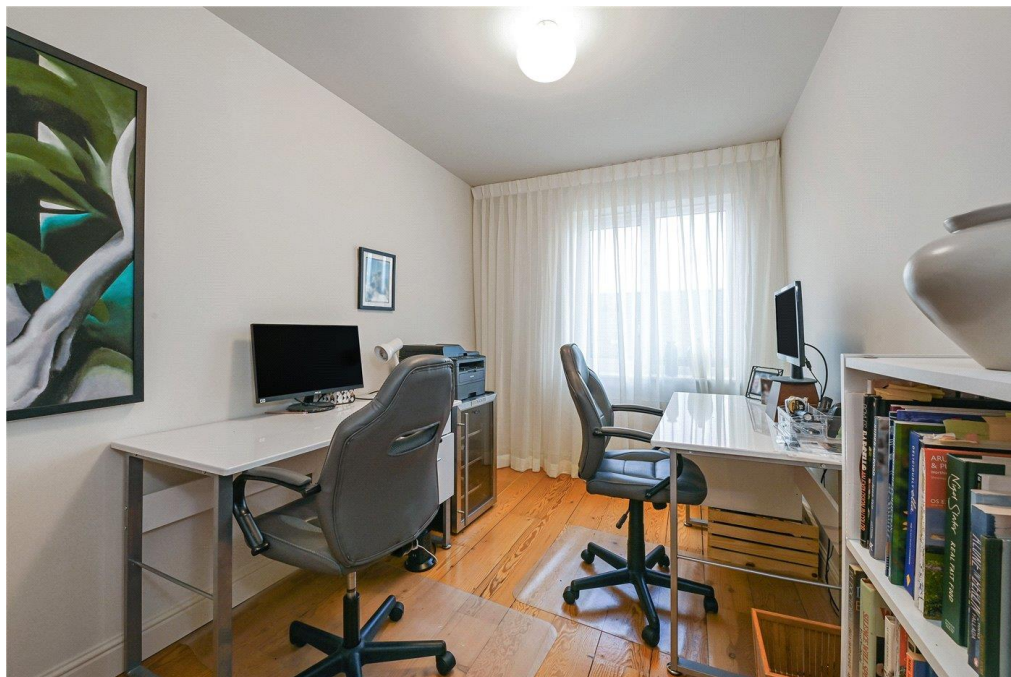
We are advised that the current owner is in the processes of extending the lease to 999 years. The Management fees are £625 per quarter which includes Building Insurance, external and common parts repairs and decoration, cleaning of common areas, lift maintenance, grounds and car park maintenance, lifts and common parts lighting and fire safety.

LOCATION

Littlehampton itself lies on the beautiful West Sussex coastline between Chichester and Brighton and has become a popular location for second homeowners commuting from London. The town has a pedestrianised high street with a wealth of shops, restaurants and cafes along with two award-winning beaches, the beautiful River Arun and a large seafront greensward. There is an abundance of leisure activities on the doorstep including Littlehampton Marina for those with a passion for yachting/boating or the South Downs National Park for walkers, cyclists and horse riding. Golf courses can be found at Littlehampton and Ham Manor. Nearby Goodwood offers a host of events for horseracing and motoring enthusiasts.

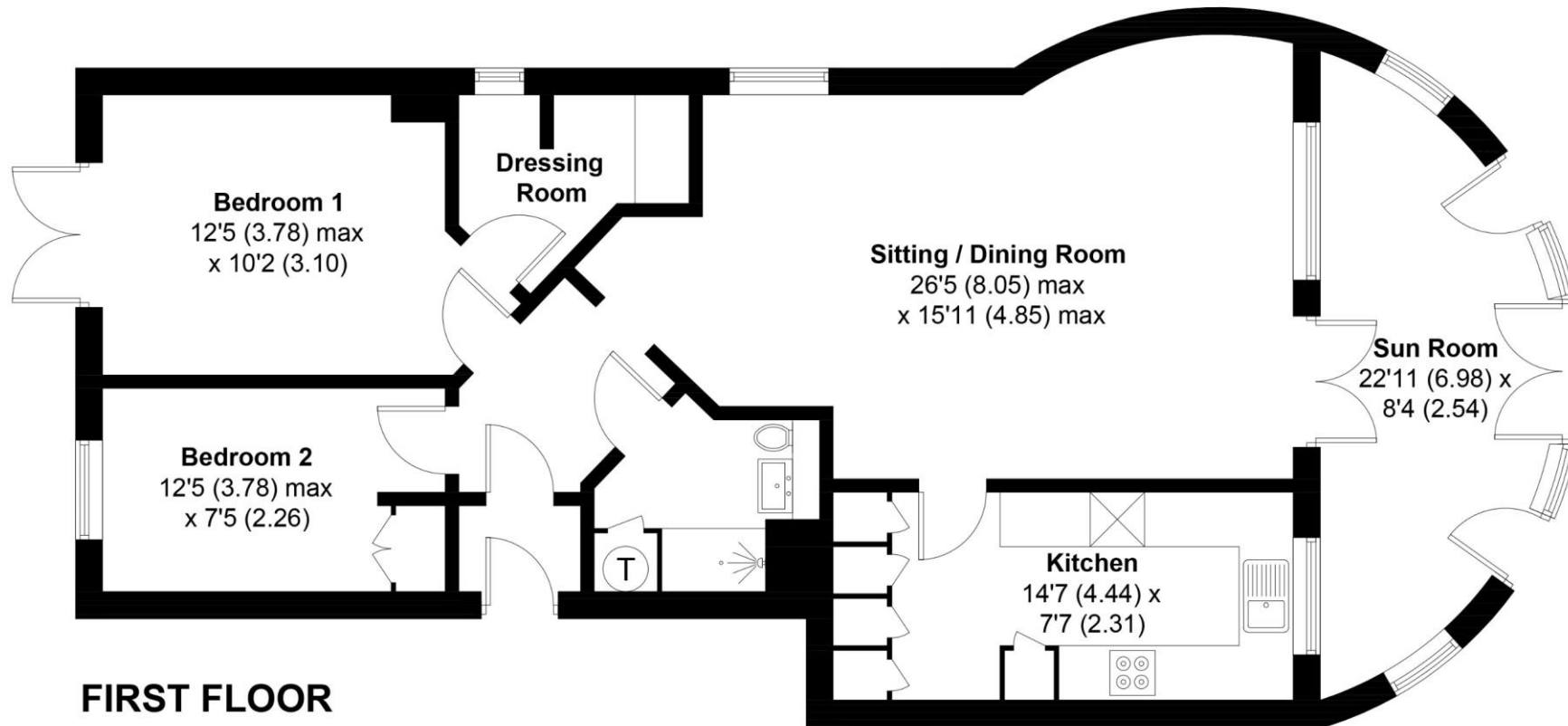


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	81
England, Scotland & Wales	EU Directive 2002/91/EC	



18, Mariners Quay, BN17 5DA

APPROXIMATE GROSS INTERNAL AREA = 1044 SQ FT / 97.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1061062)

Produced for Jackson - Stops

Worthing | 01903 216219 | worthing@winkworth.co.uk

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