



Flat 21 County Wharf, Pier Road, Littlehampton BN17 5AF  
**£245,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- River Views & Balcony
- Modern Ground Floor Apartment
- 2 Bedrooms
- En Suite Shower Room/WC
- Additional Bathroom/WC
- Gas Central Heating & Double Glazing
- No Onward Chain
- Gated Entrance & Parking
- EPC Rating: - 'C'

A luxury ground floor riverside apartment built by David Wilson Homes immediately adjacent to the River Arun on Littlehampton's delightful quayside, which runs from the beach and river entrance up to and just beyond the Look and Sea Centre and slipway. The apartment has stunning views up and down the river and access to the Yacht Club and Littlehampton links golf course.

In brief the accommodation comprises:- spacious entrance hall with built in cupboards, lounge/dining room with double opening doors to the ground floor balcony and quayside, modern fitted kitchen, main bedroom with en suite shower room/WC, second bedroom and additional bathroom/WC.

Outside there is a private gated area with allocated parking space and a private balcony that overlooks the river.

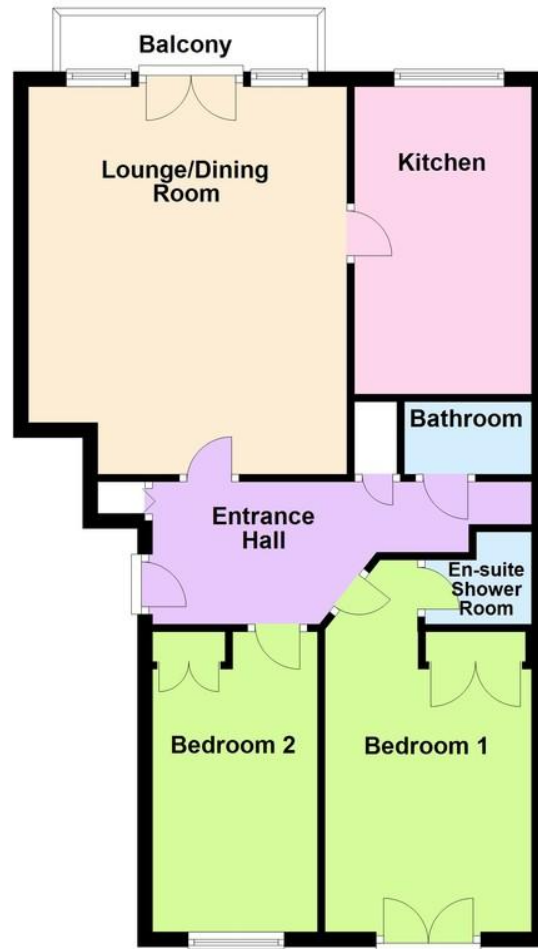
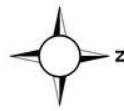
In our opinion the apartment would suit either a permanent residency or second/holiday home.

LEASE 125 years from 2002  
MAINTENANCE CHARGE - £2,500 per annum  
GROUND RENT - £250 per annum  
COUNCIL TAX - Band 'D'  
Small pets allowed with permission.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



**Ground Floor**  
Approx. 65.7 sq. metres (707.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

**GATED ENTRANCE**

**SECURITY ENTRY PHONE SYSTEM**

**ENTRANCE HALL**

**LOUNGE/DINING ROOM**

17' x 14' (5.18m x 4.27m)

**BALCONY**

**MODERN KITCHEN**

13' 6" x 7' 8" (4.11m x 2.34m)

**BEDROOM 1**

15' 2" x 9' 1" (4.62m x 2.77m)

**EN SUITE SHOWER ROOM/WC**

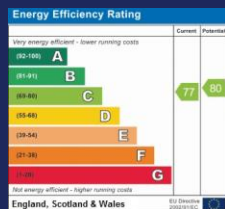
**BEDROOM 2**

13' 2" x 7' 3" (4.01m x 2.21m)

**MAIN BATHROOM/WC**

**SECURE GATED PARKING AREA**

**ALLOCATED PARKING SPACE**



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**



