



95 St Marys Close, Littlehampton BN17 5QQ
£195,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- CASH BUYERS ONLY
- Purpose Built Freehold 2 bedroom Flat
- Ground Floor
- Gas Heating & Double Glazing
- Low Outgoings
- Close to Town Centre
- Driveway & Garage
- Council Tax Band 'B'
- EPC Rating: - 'D'

CASH BUYERS ONLY

A rare opportunity to purchase a ground floor Freehold flat in a popular location close to Littlehampton Town Centre. The property's numerous features include two double bedrooms, gas heating, double glazing as well as a private driveway and garage and outside area with its own storage shed.

According to the current owner, we understand that the outgoings are particularly low, being around £40 per month (for 8 months of the year) for gardening and around £6 a month for cleaning of the communal hallways.

The property is offered with no chain involved in the sale.

St Marys Close is an un-adopted road situated just to the east of the town centre and its comprehensive shopping facilities, sea and river fronts and mainline railway station.

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. 62.7 sq. metres (674.4 sq. feet)



Total area: approx. 62.7 sq. metres (674.4 sq. feet)

ENTRANCE HALL

LOUNGE

16' 1" x 12' 6" (4.9m x 3.81m)

KITCHEN

8' 2" x 7' 11" (2.49m x 2.41m)

BEDROOM 1

13' 5" x 10' (4.09m x 3.05m)

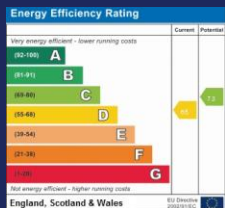
BEDROOM 2

10' 6" x 7' 11" (3.2m x 2.41m)

BATHROOM

PRIVATE DRIVE

GARAGE



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