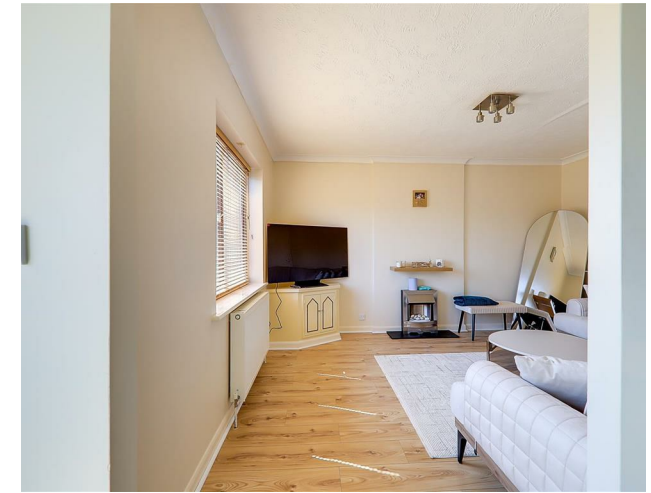




6 Church House, Littlehampton, BN17 5AU  
Asking Price £180,000





Two Bedroom purpose-built second-floor flat located close to Littlehampton Town Centre and a short walk from the seafront. The property features a well-presented kitchen with adjoining dining area opening up to a Juliet balcony, large lounge, modern shower room, two double bedrooms. Additional benefits include gas central heating, double glazing, and one allocated parking space.

- Two Double Bedrooms
- Convenient Location
- Second Floor
- Chain Free
- Allocated Parking Space
- Juliet Balcony
- Close To Seafront









### Communal Entrance

Secure entry phone system. Stairs to second floor landing leading to private front door.

### Hallway

Hard flooring throughout. Pendant light. Storage cupboards.

### Living Room

4.25 x 3.28 (13'11" x 10'9")

South aspect living room accessed via the hallway or kitchen area. Electric fire. Hard flooring throughout. Pendant light. Radiator. Window.

### Kitchen/Dining Room

5.91 x 2.08 (19'4" x 6'9")

South aspect kitchen/dining space. Roll edge worktop with a range of cupboard and draw space below. Integrated cooker. Single sink and



drainer with C-Sprout tap. Gas hob with canopy extractor fan above. Boiler. Space for free standing washing machine and fridge/freezer. Dining space with doors to Juliet balcony.

### Bathroom

Corner shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level toilet. Towel rail. Fully tiled.

### Bedroom One

3.30 x 2.72 (10'9" x 8'11")

Double bedroom. Fitted wardrobe space. Hard flooring throughout. Pendant light. Radiator. North aspect window.

### Bedroom Two

2.69 x 2.28 (8'9" x 7'5")

Double bedroom. Fitted wardrobe space. Hard flooring throughout. Pendant light. Radiator. North aspect window.



### Outside:

#### Parking

One allocated parking space to the rear of the property.

#### Required Information

Length of lease: 111

Half yearly service charge: £780.28

Annual building Insurance : £552

Annual ground rent: £280

Council tax band: A

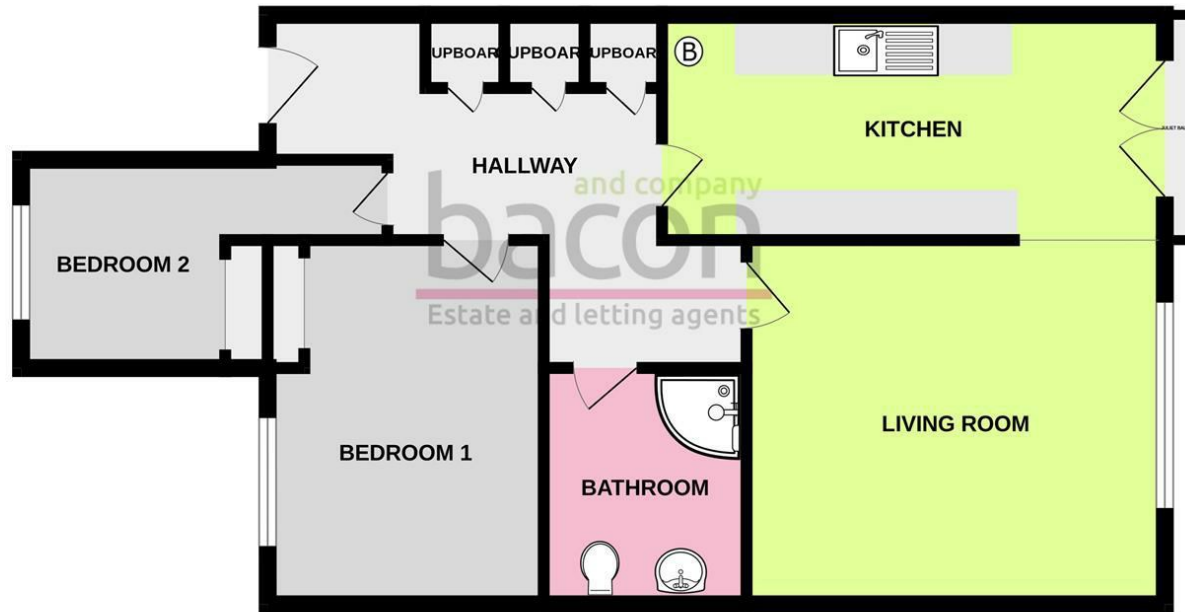
Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Estate and letting agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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