



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
£219,999  
Leasehold

56b Norfolk Road, Littlehampton, BN17 5HB



### Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344





- Spacious 2<sup>nd</sup> Floor Apartment
- Three Good Size Bedrooms
- Large Living Room
- Modern Kitchen & Bathroom
- Boarded Loft Space
- Off Road Parking



## Accommodation

Living Room - 6.05m x 4.29m (19'10" x 14'1")

Kitchen - 3.18m x 2.79m (10'5" x 9'2")

Bedroom 1 - 5.61m x 4.27m (18'5" x 14'0")

Bedroom 2 - 3.45m x 3.25m (11'4" x 10'8")

Bedroom 3 - 3.25m x 2.62m (10'8" x 8'7")

Lease Information:

The seller informs us that there are 119 years remaining on the lease, the ground rent is £100 pa and the current maintenance charge is £3,390.00. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

## What the agent says... “,”

Larger than a typical three-bedroom house, this superb apartment offers many benefits including a private entrance, spacious accommodation, useable loft space, off-road parking, new boiler in 2023, 19ft living room, exposed wood skirting and picture rails, modern kitchen, Victorian style bathroom and gas fired central heating.

The accommodation comprises a private entrance, stairs to the second floor, entrance hall, living room, three good size bedrooms, kitchen with parquet flooring and bathroom. Additionally, there is a boarded loft space via a built-in ladder measuring 6.54m x 2.18m (21' 5" x 7' 1") providing a huge area with plumbing and electricity already in place which offers endless possibilities. It's perfectly poised for transformation into a studio, or two generous double bedrooms complemented by a bathroom with the necessary planning permission.

Littlehampton is a historical favourite seaside town with a wealth of amenities, schools, health clubs, cafes etc. Bus routes pass close by linking Littlehampton to Bognor Regis, Chichester,

Arundel, Worthing & Brighton. Local primary schools, links golf course, marina and popular East Beach Cafe are all in the proximity.

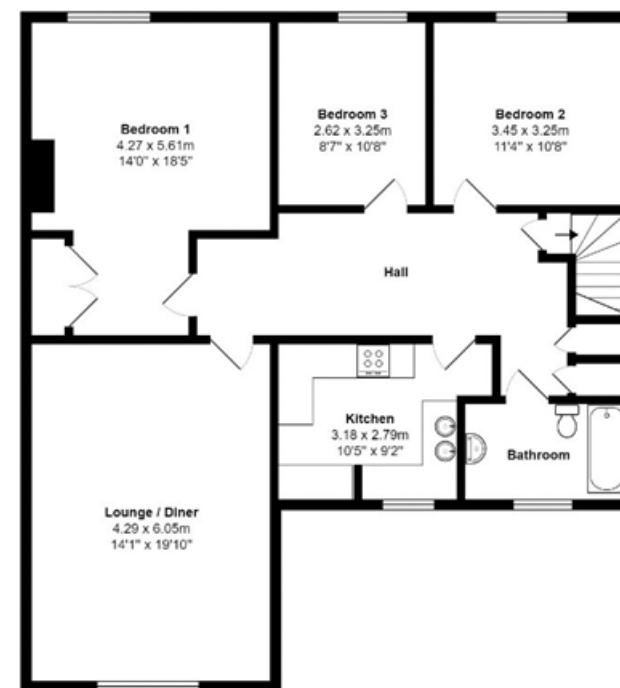
## Material Information:

Council Tax: Arun District Council Band B  
 Property Type: Conversion  
 Property Construction: Standard  
 Electricity, Water, Drainage Supply: Mains  
 Heating: Gas Fired Central Heating  
 Parking: Off Road Parking

On 24/09/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	15 mbps	1 mbps
Superfast	✓	18 mbps	20 mbps
Ultrafast	X		

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely



Total Area: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only  
 Floorplan created by Clarkes Estates 01243 861344

