

Pier Road, Littlehampton, BN17 5LP

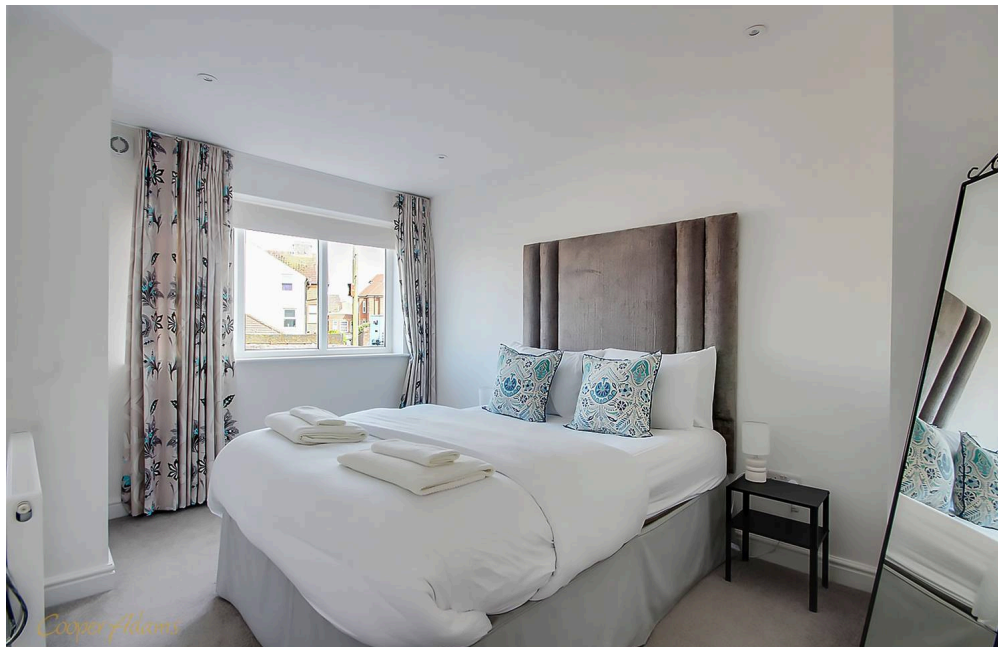
Share of Freehold

One Bedroom Maisonette • Ground-Floor • Share of Freehold with Long Lease • Large Cellar with Electricity • Fully Renovated Throughout • Views of the River Arun! • Parking Space Available • Close to Local Amenities and Transport Links • Holiday Let Income (Aug 2024 - May 2025): Approx. £13,000 (as per seller's information) • Approx. 1556 sq. ft (144.5 sq. m)

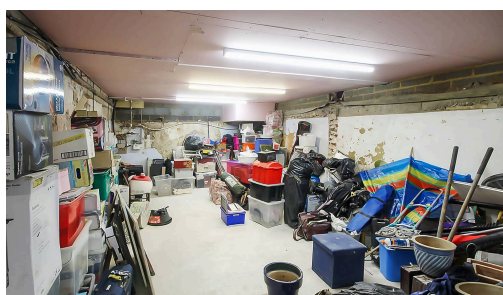
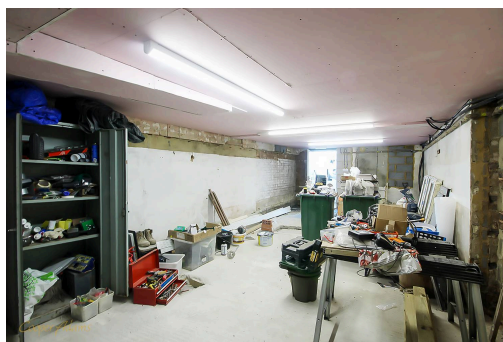
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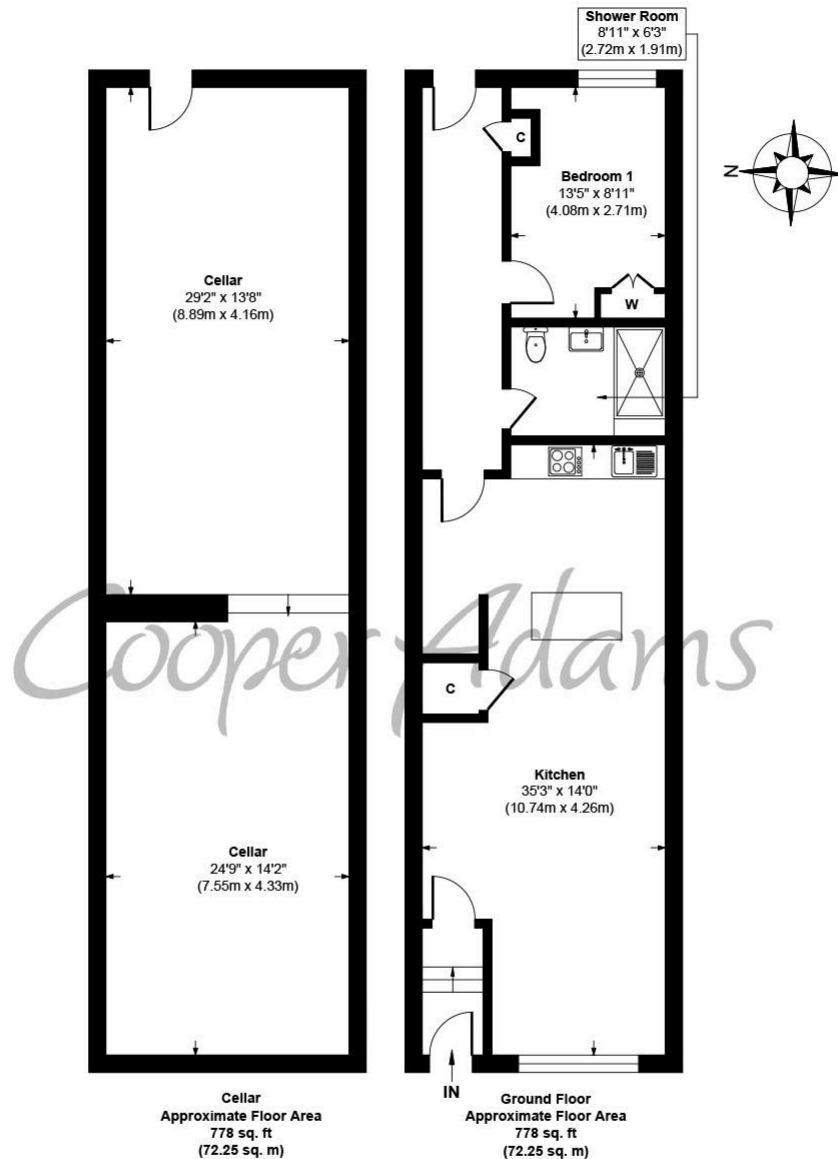
A modern one-bedroom ground-floor apartment including a large cellar! Step through the front door into a bright and spacious living area, featuring a cosy dining space with picturesque views of the River Arun, a sleek open-plan kitchen fitted with modern integrated appliances, and a welcoming living room. Recently renovated throughout, the property includes a stylish shower room, a comfortable double bedroom, and plenty of built-in storage. A generously sized cellar adds versatility, perfect for transforming into a home office or fitness area. Conveniently located near local shops, amenities, and commuter links, this home is just moments from Littlehampton promenade and beach.

Important: Formerly a restaurant, the building has been converted with residential consent and the legal title is currently being divided into four separate apartments. Buyers should note that this legal process is underway and may impact the timing of exchange and completion.



Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.





Pier Road. Littlehampton
Approx. Gross Internal Floor Area 1556 sq. ft / 144.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: TBD, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B

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