



## Pier Road, Littlehampton, BN17 5LP

Share of Freehold

Three Double Bedrooms • First Floor Maisonette • Share of Freehold with Long Lease • Balcony with Views of the River Arun and the Sea! • Holiday Let Income (Nov 2024 - May 2025): Approx. £15,000 (as per seller's information) • Fully Renovated Throughout • Parking Space Available • Plenty of Storage • Approx. 1398 sq. ft (130 sq. m)

*Cooper Adams*

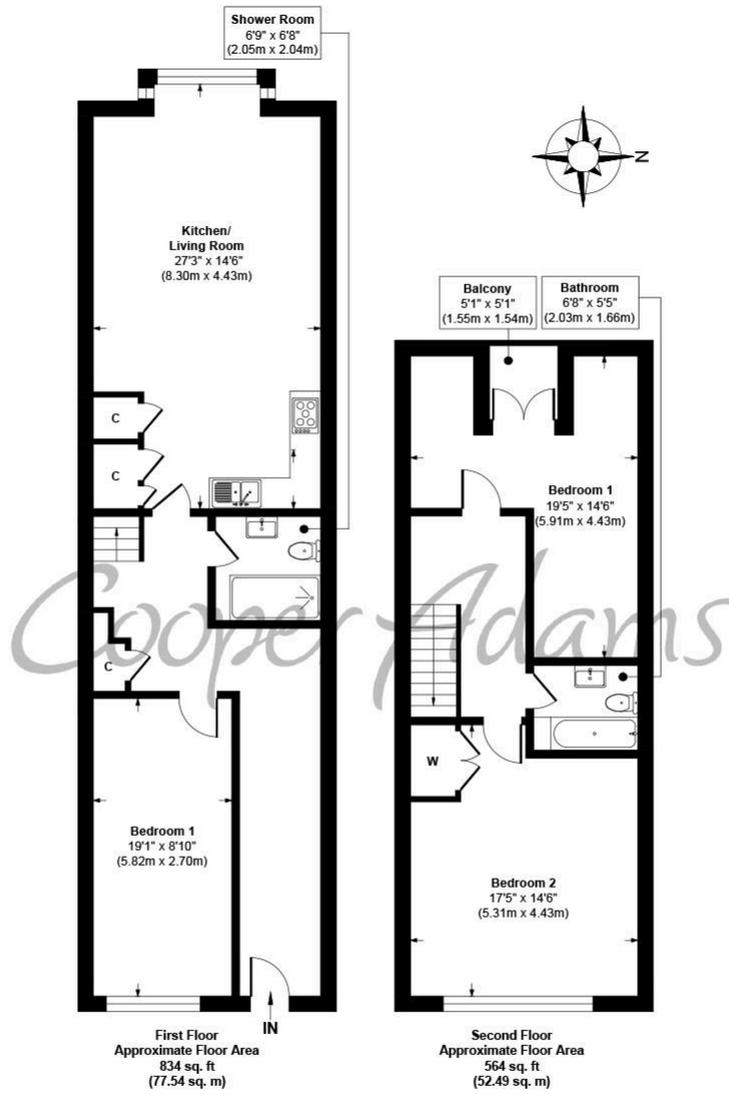
An exceptional three-bedroom luxury maisonette offering stunning views of the River Arun and the sea. This rare share of freehold property is immaculately presented and available with no onward chain. The spacious open-plan kitchen/diner is bathed in natural light, featuring a bay window, sleek wood flooring, integrated appliances, and stylish quartz-effect worktops. The first floor also includes a double bedroom and a modern shower room, ideal for hosting guests. On the upper floor, two additional double bedrooms await, one of which opens onto a private balcony with picturesque river views. A family bathroom with a bath and overhead shower, WC, and wash basin completes the accommodation. The property further benefits from rear parking, convenient access to local amenities, and excellent commuter links nearby. Give us a call today to arrange your viewing!

**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 1398 sq. ft / 130.03 sq. m**

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

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Council Tax band: A, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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