



Norfolk Road, Littlehampton, BN17 5HE

Share of Freehold

Top Floor Apartment • Two Bedrooms • LONG LEASE • Private Garden • Garage & Parking Space • A Short Walk to Littlehampton Beach! • Approx. 779 sq. ft (72 sq. m)

Cooper Adams

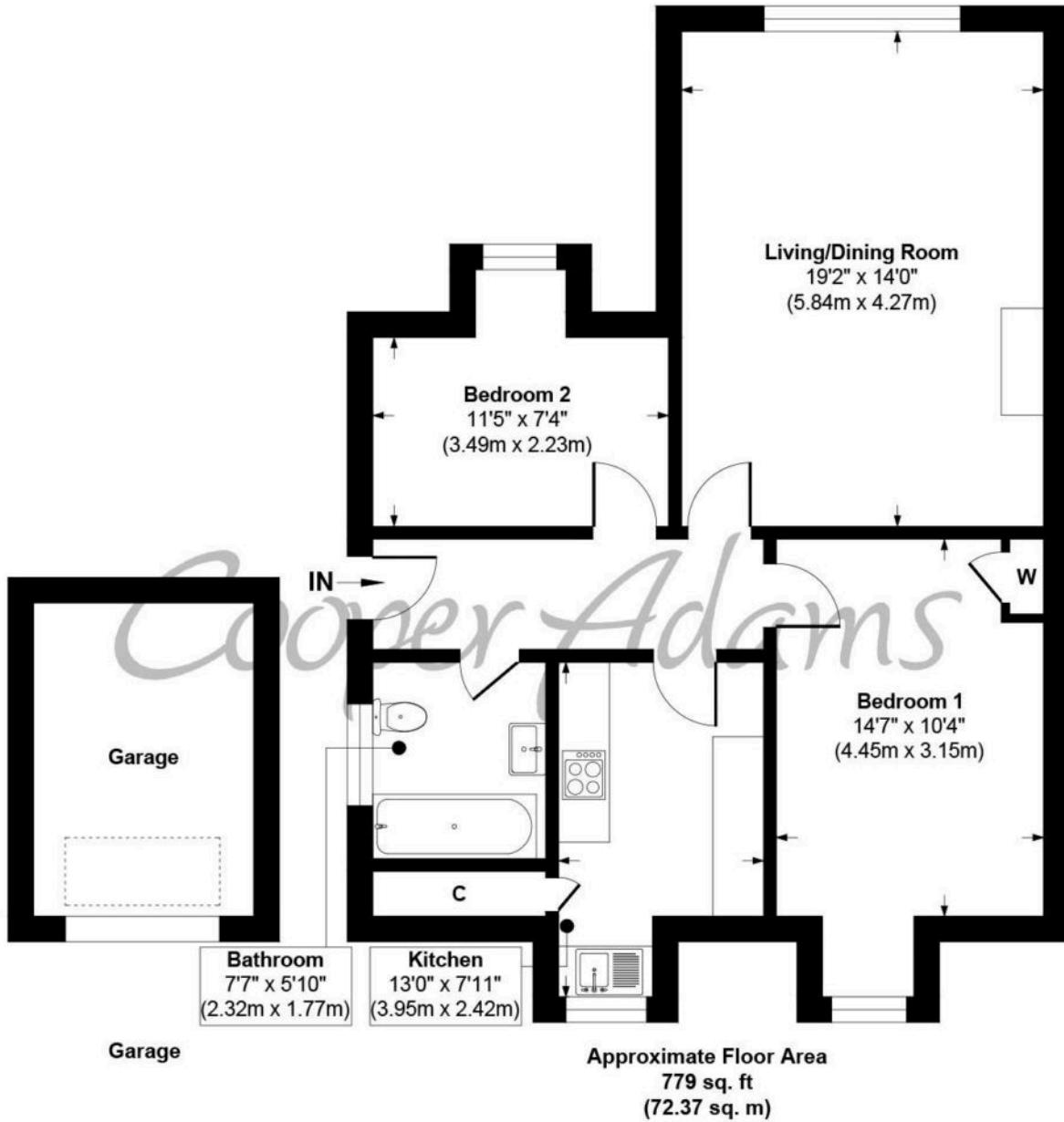
A well-presented top floor apartment ideally situated just a short walk from Littlehampton beach, offering bright and well-proportioned accommodation throughout. The property comprises a generous living/dining room, a fitted kitchen, two bedrooms, and a family bathroom. Further benefits include a LONG LEASE, a private garden, and the rare advantage of a garage with a parking space to the front. Located within a popular residential area close to transport links and the seafront, this attractive apartment is ideal as a main residence, second home, or investment opportunity.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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.





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**Approx. Gross Internal Floor Area 779 sq. ft / 72.37 sq. m(Excluding Garage)**

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

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

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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