

## Pier Road, Littlehampton, BN17 5LP

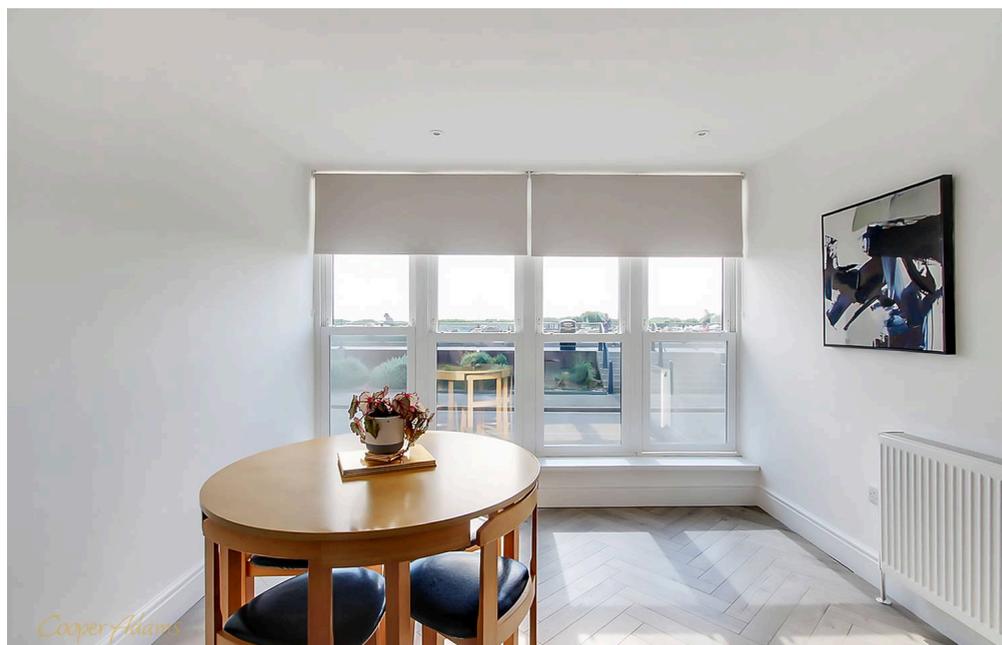
Share of Freehold

One Bedroom Maisonette • Ground-Floor • Large Cellar with Electricity • Views of the River Arun! • Fully Renovated Throughout • LONG LEASE • 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)

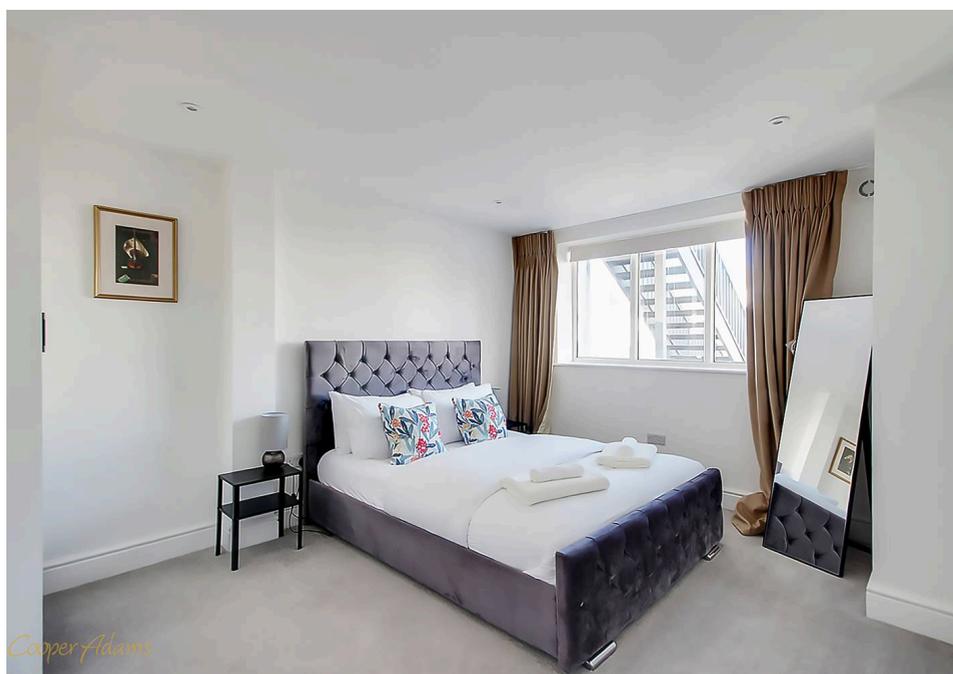
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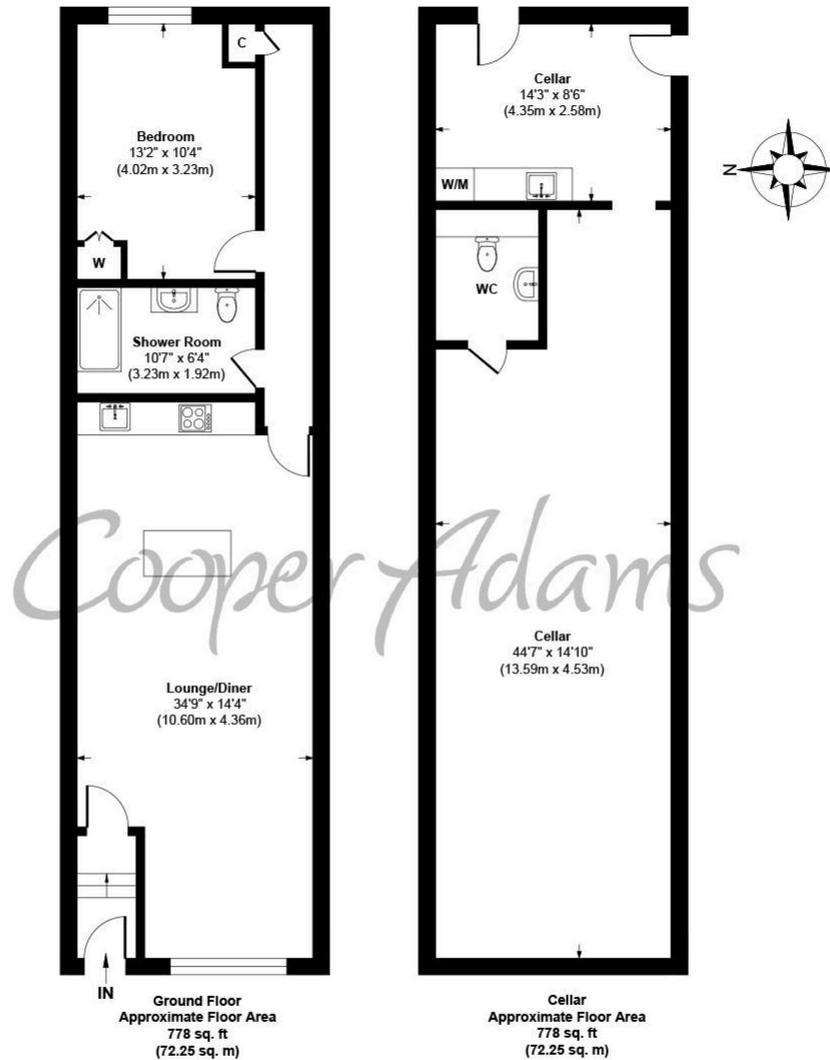
A fantastic one-bedroom ground-floor apartment with a versatile cellar! The front door opens into a spacious living area with a cosy dining space overlooking the River Arun, an open-plan kitchen with modern integrated appliances, and a bright living room. Fully renovated throughout, the property includes a modern shower room, a double bedroom, and ample built-in storage. Additionally, the property boasts a large cellar, offering potential for conversion into a home office or workout space. The property is ideally located near local shops, amenities, and commuter links, as well as just steps 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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