



PCM  
£1,050 PCM

## South Terrace, Littlehampton

- Seafront Location
- Available Now
- Living room
- Council Tax Band - A
- Two Bedrooms
- Close to Town Centre
- EPC - D

A converted flat situated on Littlehampton Seafront, with great access to beach and river and being close to the town centre with its shops and good access to train and bus links. The flat has entrance hall, living room, fitted kitchen, two bedrooms and a bathroom/w.c.

Available now

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial





## Accommodation

### Front Door

Entrance to communal area and door into;

### Entrance Hall

Cupboard with hot water tank and storage, electric circuit breaker fuse board, electric heater, security entry phone hand set, smooth ceiling.

### Living Room 12'6" x 9'3" (3.83 x 2.83)

Double glazed window, smooth ceiling, electric heater.

### Kitchen 8'4" x 6'10" (2.55 x 2.09)

Measurements to include matching range of wall and base units, stainless steel sink unit inset to worktop with mixer tap and drainer, part tiled walls, oven with hob above and extractor fan, plumbing and space for washing machine, double glazed window and smooth ceiling.

### Bedroom One 8'7" x 7'11" (2.63 x 2.43)

Plus recess, electric heater, double glazed window.

### Bedroom Two

Measurements not to include recessed area with double glazed window, electric heater.

### Bathroom

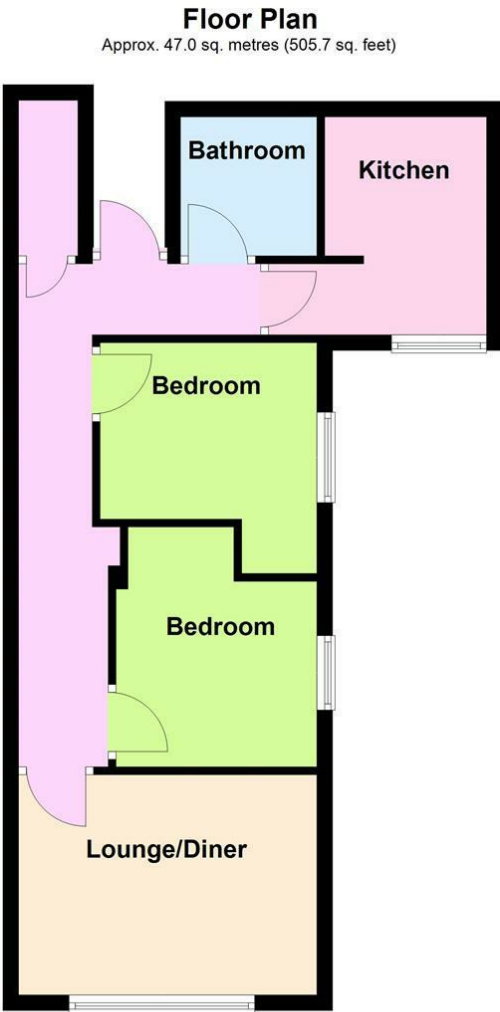
Bath with wall mounted shower, wash hand basin, low level flush w/c, heated towel rail, part tiled walls, smooth ceiling.





30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

[www.robertluff.co.uk](http://www.robertluff.co.uk)



Total area: approx. 47.0 sq. metres (505.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
					

Energy Efficiency Rating: Current 62, Potential 79

Environmental Impact (CO<sub>2</sub>) Rating: Current F, Potential C

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.