



PCM  
£775 PCM

## 16 Clifton Road, Littlehampton

- TOP FLOOR FLAT
- AVAILABLE IMMEDIATELY
- OPEN PLAN LIVING/KIT
- CENTRAL LOCATION
- SINGLE BEDROOM
- SHOWER ROOM/W.C

We are offering with Immediate availability this Top Floor Converted Flat situated very close to the town centre in Littlehampton, It has a security entry phone, open plan Living/Kitchen area, small bedroom and shower room/w.c.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

### Communal Entrance

with entryphone system stairs to second floor

### Hallway

airing cupboard with hot water tank and storage, electric meter

### Open Plan Living Room/Kitchen 15'10" x 12'2" (4.84 x 3.71)

Maximum measurements and height restrictions in parts of the room as it has part sloping ceiling. Sink unit with cupboard under and over, oven & hob and extractor, space for fridge and washing machine, electric heater and double glazed window, door to

### Bedroom 11'0" x 6'1" (3.37 x 1.87)

part sloping ceiling with velux window, wardrobe with hanging rail and door to

### Shower Room/w.c

low level wc, wash hand basin, shower cubicle with wall mounted shower

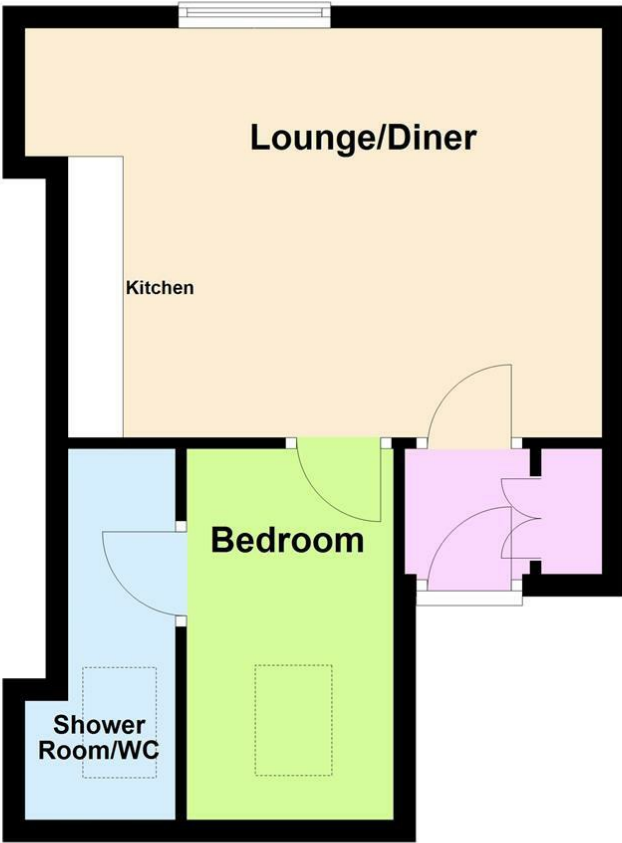


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**Floor Plan**  
Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 31.5 sq. metres (339.0 sq. feet)

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |    |                                                     |           |
|---------------------------------------------|---------|------------------------------------------------|----|-----------------------------------------------------|-----------|
|                                             | Current | Potential                                      |    | Current                                             | Potential |
| Very energy efficient - lower running costs |         |                                                |    | Very environmentally friendly - lower CO2 emissions |           |
| (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 |         |                                                |    | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        | 74 | England & Wales                                     |           |
|                                             |         |                                                | 61 | EU Directive 2002/91/EC                             |           |

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.