



16 Clifton Road, Littlehampton

PCM
£775 PCM

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

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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

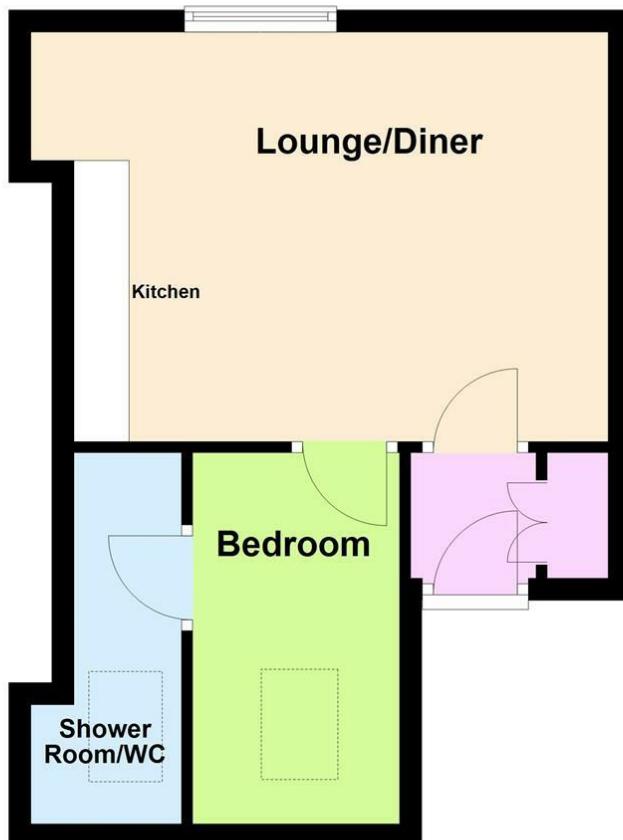
Shower Room/w.c

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



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 | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | 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.