

LEASEHOLD



Studio

FLAT 1, 53 BAYFORD  
ROAD,  
LITTLEHAMPTON,  
WEST SUSSEX, BN17  
5HN

£115,000

#### FEATURES

- Ground Floor Studio Flat
- Recently Refurbished
- Modern Shower Room / W.C
- Double Glazing
- Good Size Garden Area
- Kitchenette
- Gas Central Heating
- Town Centre Location



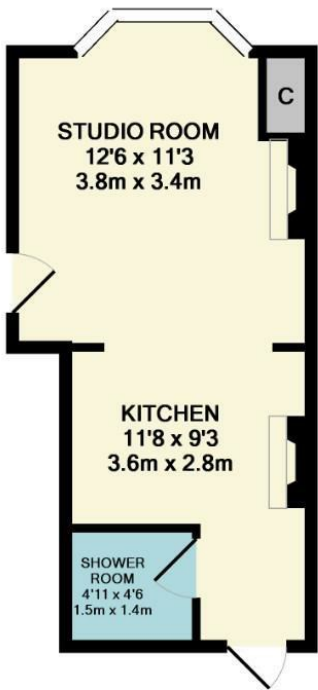
# 0 Bedroom Studio located in Littlehampton

Ground Floor Studio Flat | Good Size Garden Area | Recently Refurbished | Kitchenette | Modern Shower Room / W.C | Gas Central Heating | Double Glazing | Town Centre Location | 122 Years Remaining On The Lease | No Forward Chain

Call us on  
01903 739000

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Council Tax Band



TOTAL APPROX. FLOOR AREA 237 SQ.FT. (22.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| 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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

