



Flat 7, Geranium Court 1 Petunia Grove, Wick, Littlehampton, BN17 7TU

£210,000

- Two Bedroom Purpose Built First Floor Flat
- Master Bedroom With En Suite Shower Room
- Upgraded Features Throughout Property
- Viewing Highly Recommended
- Balance of 999 Year Lease
- Allocated Parking Space & Further Visitors Spaces
- Generous Storage
- 21'2 Open Plan Lounge/Dining/Kitchen
- Popular Hampton Park Development
- Offered In Excellent Condition Throughout

Geranium Court 1 Petunia Grove, Littlehampton BN17 7TU

Beautifully Presented Two Bedroom First Floor Apartment with Long Lease

Located within the popular Hampton Park Development, this superb two-bedroom purpose-built first floor apartment is offered in excellent condition throughout and benefits from a range of upgraded features.

The property boasts a spacious double aspect 21'2" open-plan lounge, dining and kitchen, creating a bright and modern living space. The master bedroom benefits from an en suite shower room, with a second double bedroom and a contemporary family bathroom completing the accommodation.

Further benefits include the balance of a 999-year lease, an allocated parking space, additional visitor parking, and access to a communal bike and bin store. An ideal first-time purchase, investment or downsizing opportunity, this fantastic apartment is highly recommended for viewing.



Council Tax Band: B

Tenure: Leasehold



**LOUNGE/KITCHEN/DINING
ROOM**

21'2x12'9

Open Plan Twin Aspect
Room

MASTER BEDROOM

10'6x10'5

EN-SUITE

10'5x3'9

BEDROOM 2

16'5x6'7

BATHROOM

7'2x6'3

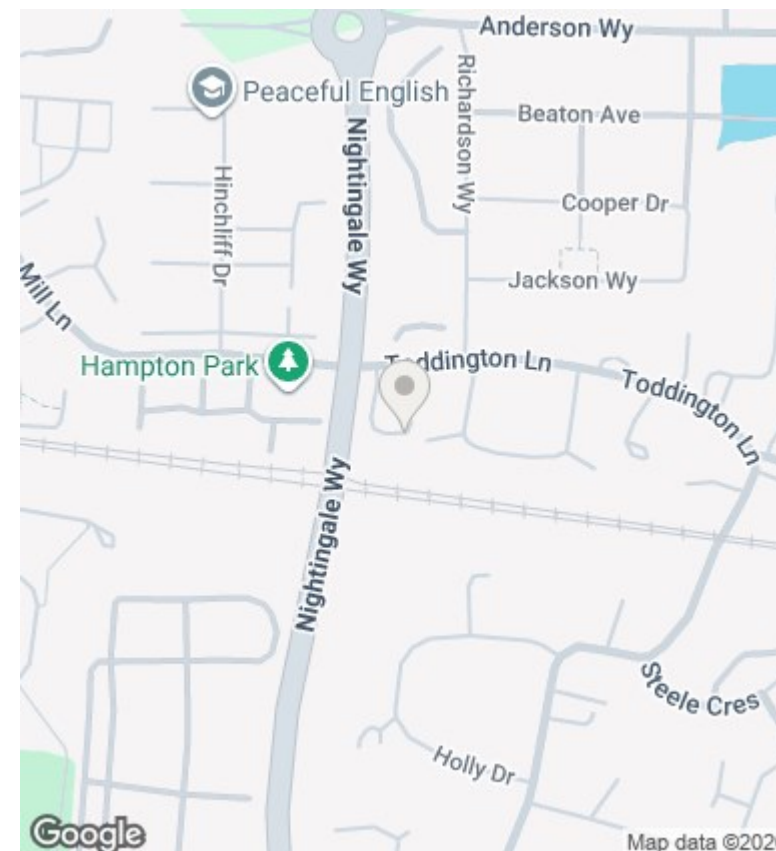
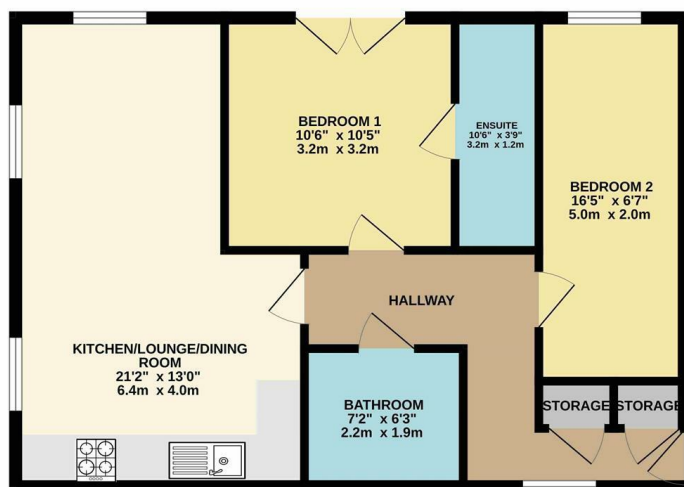
LEASE DETAILS

Lease Length: Approx 995
years remaining

Service Charge: £1800 per
annum



FIRST FLOOR FLAT
636 sq.ft. (59.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.