



## Angmering Way, Littlehampton, BN16 3RA - £175,000

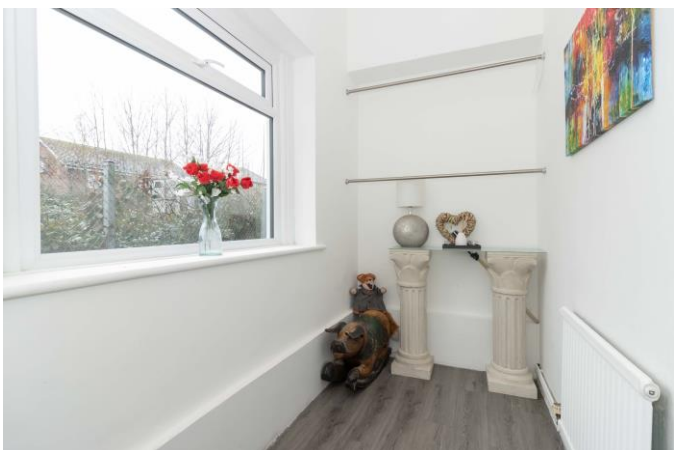
Aspire Residential is delighted to bring to the market this two bedroom ground floor flat with NO FORWARD CHAIN. Internally the property has a modern finish and comprises; hallway, bathroom with separate W/C and a modern kitchen. Benefits include being close to the mainline train station, local bus routes and easy access to A259 and A27. The property comes with ownership of the freehold. Call us today to book your viewing.

### Key Features:

- **Ground Floor Flat**
- **Close To Mainline Train Station & Bus Routes**
- **Easy Access To A259 and A27**
- **Long Lease**
- **EPC Rating - D**
- **No Forward Chain**

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

28 Goring Road , Worthing, BN12 4AD  
01903 259961 [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Hallway

Double glazed door. Meters cupboard.

### W/C

Double glazed frosted windows to rear. Button flush W/C. Wash hand basin. Vinyl floor.

### Bedroom 1 *11' 8" x 8' 7" (3.55m x 2.61m)*

Double glazed windows to front. Radiator. Laminate floor.



### Bathroom

Part tiled walls for splash back. Panel enclosed bath with overhead shower. Pedestal wash hand basin. Laminate flooring.

### Bedroom 2 *10' 6" x 4' 6" (3.20m x 1.37m)*

Double glazed windows to rear. Radiator. Laminate floor.



### Kitchen *6' 7" x 5' 7" (2.01m x 1.70m)*

Double glazed windows to rear. Matching range of wall and base units. One and a half bowl sink inset to work top. Boiler housed in cupboard .Integrated appliances include a fan assisted oven, four ring gas hob and extractor fan. Space for washing machine. Tiled floor.

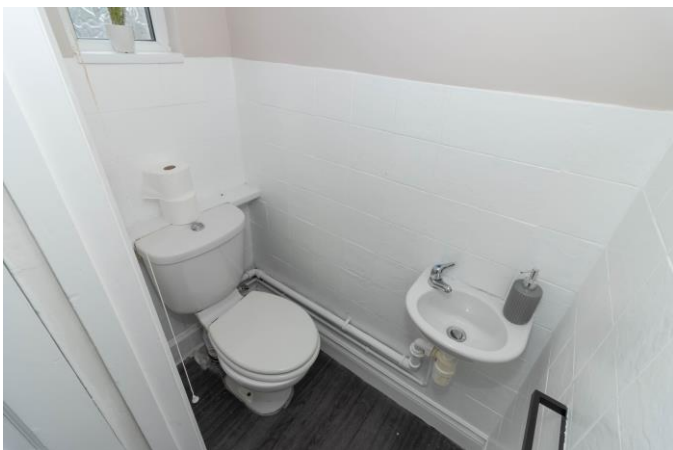
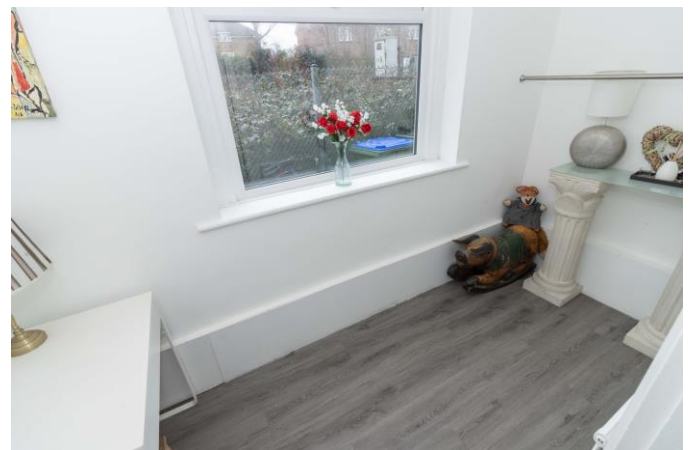
### Tenure

Leasehold with ownership of freehold.

### Maintenance

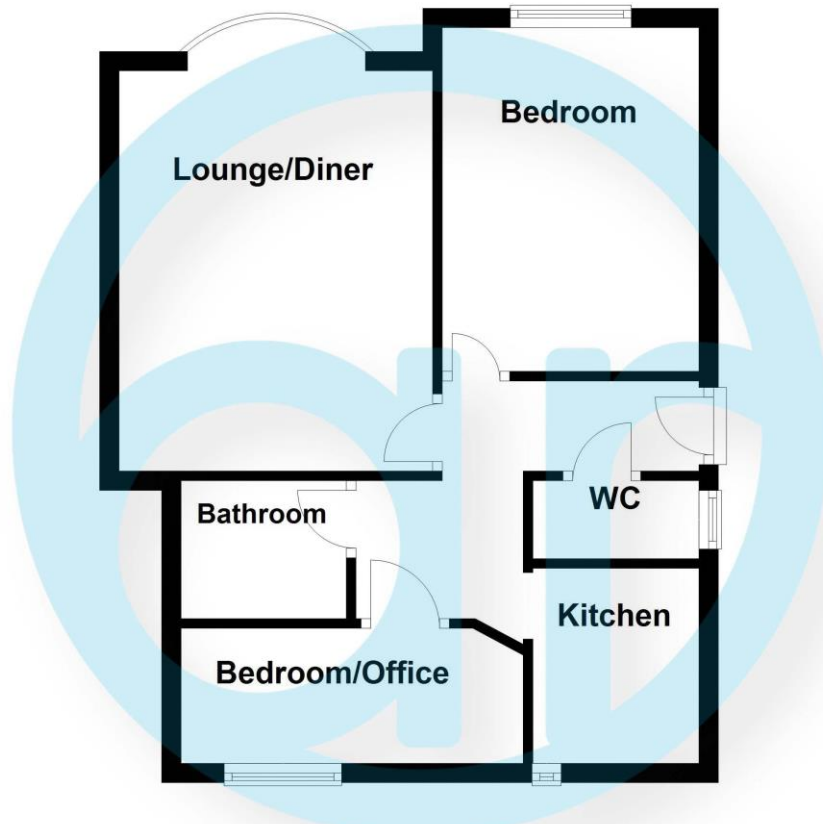
As and when required.

**Lounge** 15' 4" x 10' 9" (4.67m x 3.27m)  
Double glazed windows to front. Radiator to side wall. TV point. Laminate floor.



## Floor Plan

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 42.4 sq. metres (456.1 sq. feet)

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