



## Oakland Court – Fitzalan Road – Littlehampton – West Sussex – BN17 5JD

A one-bedroom second floor apartment in a popular retirement development close to shops





## 50 Oakland Court

Entrance hall • Sitting room • Bedroom •  
Kitchen • Bathroom

**£75,000 leasehold**

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Oakland Court is an attractive development of 50 one and two-bedroom apartments with landscaped gardens and built over three floors with communal facilities.

A one-bedroom second floor apartment looking towards the Selborne Road.

Facilities include a resident scheme manager, lounge, laundry, guest suite, garage for mobility scooters, on site parking and alarm and intercom system in each apartment.

Attractive landscaped gardens.

Good road communications with easy access to the A27, and frequent trains from Littlehampton to London (Victoria) taking about an hour and three quarters.

125 year lease (from 1984), £75 ground rent and 60+ age covenant.

**For viewings please contact the  
Scheme Manager on 01903 716173 or  
Fifty5plus on 01488 668655**



*Sitting Room*



*Kitchen*



*Bedroom*

# The Property

No 50 Oakland Court is a one bedroom second floor apartment with approximate room dimensions as follows: Entrance hall with storage cupboard and airing cupboard. Sitting room (15'8" x 10'2") Kitchen (7'2" x 5'8") Bedroom (12'2" excluding double wardrobe x 8'5") Bathroom (7' x 5'3") Double glazing and electric storage heating.

Oakland Court is conveniently situated in Littlehampton about 600 yards from the main pedestrian shopping precinct. The civic centre, library, health centre are nearby as is the sea and several parks.

# Directions to Oakland Court

From the roundabout with the A259 and B2187 west of Littlehampton take Bridge Road (B2187) into Littlehampton. Pass the station on your left and at the roundabout turn left into Arundel Road. Continue round to your right into Franciscan Way and at the next roundabout turn left and in about 100 yards pass Goda Road on your right and continue to the next roundabout.

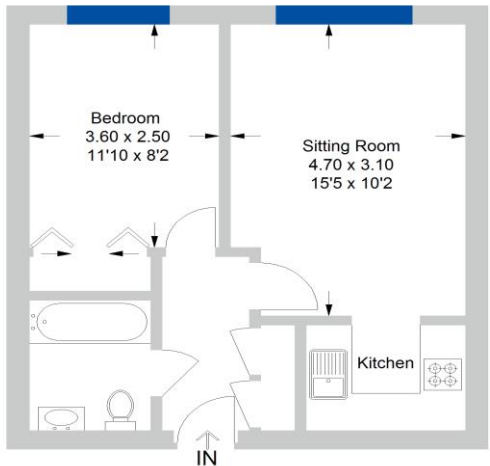
Take the third exit into Fitzalan Road. Continue over the next two roundabouts and after passing the turning to Granville Road on your left followed by the crossroads with Sherborne Road, Oakland Court will be found in a short distance on your right.



Bathroom



View from property



**Approximate gross internals: Total: 38 m<sup>2</sup> / 409 ft<sup>2</sup>**  
**Energy Performance Rating: 76**  
**Condition Code: C**

**Service charge: £1,799.16 p.a.**  
**Council tax banding: A**



These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.





# Oakland Court

Oakland Court is an attractive retirement development with shared facilities completed in 1984. Altogether there are 50 apartments in a single building with parking to the rear and lawned gardens to the front of the Court. There is a resident manager, an emergency alarm service in all properties, a residents' lounge and communal laundry. It is a short walk to the sea.

## Services

There is a resident Scheme Manager, emergency alarm system, communal lounge, laundry, guest suite, on site parking and garage for mobility scooters.

## Location

Littlehampton is an attractive resort with good local shopping and a variety of clubs and activities including the Tamarisk Centre, a well known meeting place with its popular restaurant and busy social calendar. Victorian and Edwardian houses line the seafront and gardens and there is a wide green leading to the promenade and bathing huts on the sandy beaches which provide ideal opportunities for walks. There is an 18 hole golf course bordering the West Beach.

Nearby the Windmill Theatre presents a variety of productions throughout the season. There is a small museum in River Road detailing the town's seafaring past with a fine collection of maritime paintings and ship models. The area benefits from numerous parks as well as the Arundel Wildlife Trust, and historic houses such as Petworth Park, Arundel Castle and Goodwood House. The South Downs is an ancient landscape providing beautiful walking country and the Sussex coastline is renowned for its mild climate and high winter temperatures.

## Further afield

Littlehampton is on the south coast about six miles east of Bognor Regis and five miles from Worthing. Arundel is about four miles and Chichester 12 miles. Fast trains from Littlehampton to London (Victoria) take about an hour and three-quarters.



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