



35 Westfield Court – Norfolk Road – Littlehampton – West Sussex – BN17 5AQ

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



35 Westfield Court

Entrance hall • Sitting room • Bedroom •
Kitchen • Bathroom

£73,000 (leasehold)

Westfield Court is conveniently situated close to the sea and approximately 600 yards from the main pedestrian shopping precinct with its high street shops, clearing banks and post office. The Civic Centre, Library and Health Centre are also close by as are several parks.

An attractive one-bedroom second floor apartment with double aspect sitting room.

Facilities include a resident scheme manager and emergency alarm system, lift, residents' lounge, and communal laundry. There is a small but very attractive garden.

There is visitors' parking to the side of the development.

Good road communications with easy access to the A27 and frequent trains from Littlehampton to London (Waterloo)

99 year lease (from 1990), Peppercorn ground rent and 60+ age covenant.

**For viewings please contact the
Scheme Manager on 01903 731458 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

The Property

No 35 is a one-bedroom second floor apartment with approximate room dimensions as follows: Entrance Hall with storage cupboard and airing cupboard. Loft access. Double aspect Sitting Room (18'11" into bay window x 10'9") Wall lights. Kitchen (7'6" x 6'1") Bedroom (13'5" including double wardrobe x 9'7") Bathroom (6'4" x 6'1") Double glazing. Electric storage heating.

Westfield Court consists of 38 one and two-bedroom flats arranged over three floors. Most of the development is constructed from new with the remainder of the properties having been refurbished and converted into flats by Meridian Housing Association.

Directions to Westfield Court

From the A259 west of Littlehampton take the B2187 into Bridge Road and continue into town. 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 turn right into Goda Road.

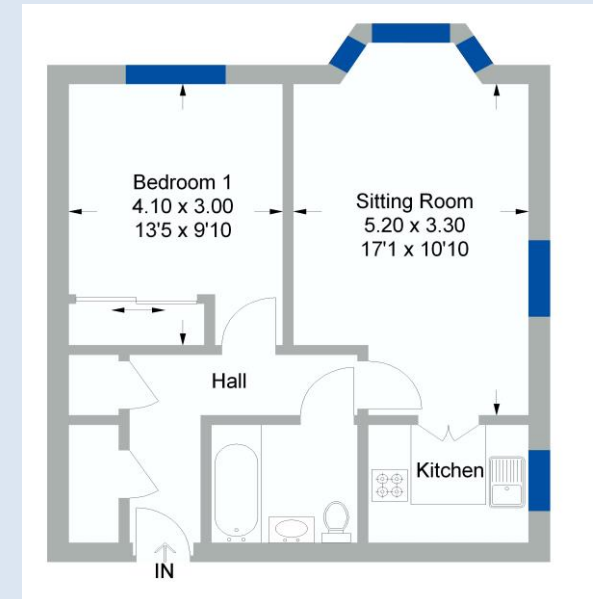
At the next junction turn left into Church Street and cross over the next roundabout and the next roundabout and then turn right into Norfolk Road and the development will be found in a short distance on the left.



Bedroom



Bathroom



Approximate gross internals: Total: 47.7 m² / 513 ft²

Service charge: £2,503.91 p.a.

Condition Code: C

Energy performance rating: 74

Council tax banding: B

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.

Westfield Court

Westfield Court is situated opposite Woodlands Road with the main entrance approached via a private driveway off Norfolk Road and not far from the seafront. Altogether there are 38 one and two-bedroom apartments with shared facilities completed in 1990.

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 eighteen 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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