99Home Ltd.
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0 Bed Flat In 43 South Terrace , Littlehampton, BN17 5NU

£79,995


DAEWOO
Ref:17730
99
HOME
ONLINE ESTATE AGENT






SHORT DESCRIPTION

Property Ref: 17730 An excellent opportunity to acquire a compact, self-contained top-floor studio in a characterful Grade II listed Victorian conversion on South Terrace, Littlehampton, moments from the seafront. Leasehold: Approx. 140 years remaining. Peppercorn ground rent. Service charge £587.86 PA (current amount, currently collected in two instalments). Buildings insurance £229.85 PA (current premium, currently demanded in Sept.). Both reflect the flat's 4.84% share, are reviewed annually at separate intervals and may vary. Previously let at £695 PCM in 2025, the property may appeal to investors, downsizers or anyone seeking a coastal retreat. Accommodation comprises an entrance hallway, studio room (approx. 12'1" x 10'1" max.) with kitchenette, and separate fully tiled shower room (approx. 6'10" x 5'8" max.) with electric shower, wash basin, WC and window. Electric heating. Approx. 0.8 miles from Littlehampton railway station, with connections to London Victoria, Gatwick Airport and Brighton. Property Type: Flat Full selling price: £79995.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 140 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £818.00 Council tax band: A EPC rating: E Measurement: 172.223 sq.ft. Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant ----------

0
Bed Room(s)

1
Bath Room(s)

1
Living Room(s)

FLOOR PLAN

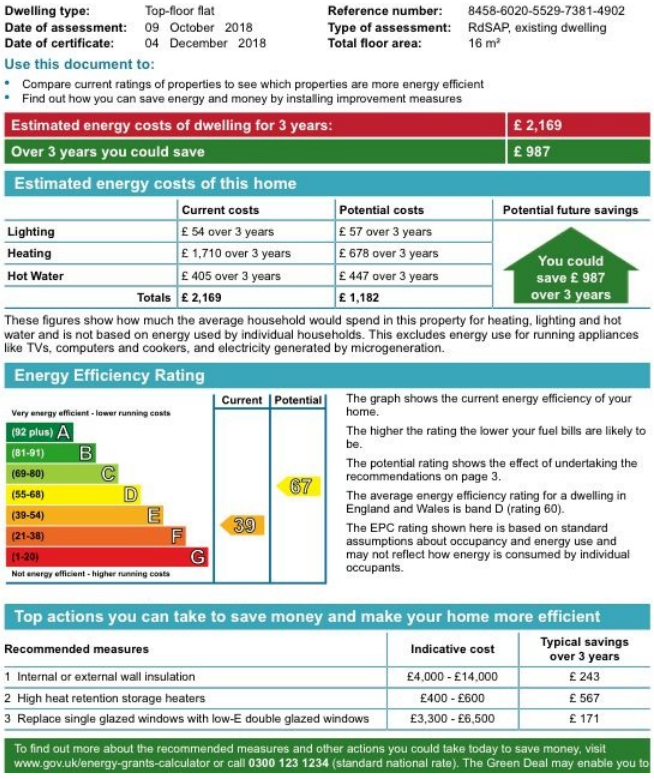
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Measurements are approximate and for illustrative purposes only.
No liability is taken for any errors or omissions.

EPC GRAPH

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Dwelling type: Top-floor flat
Date of assessment: 09 October 2018
Date of certificate: 04 December 2018
Reference number: 8458-6020-5529-7381-4902
Type of assessment: RdSAP, existing dwelling
Total floor area: 16 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,169
Over 3 years you could save	£ 987

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 54 over 3 years	£ 57 over 3 years	You could save £ 987 over 3 years
Heating	£ 1,710 over 3 years	£ 678 over 3 years	
Hot Water	£ 405 over 3 years	£ 447 over 3 years	
Totals	£ 2,169	£ 1,182	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 243
2 High heat retention storage heaters	£400 - £600	£ 567
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 171

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to

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