

**FREEHOLD SHOP
 & SELF CONTAINED MAISONETTE
 FOR SALE**

47 Pier Road, Littlehampton, BN17 5LW

LOCATION:

The subject property is situated on Pier Road overlooking the River Arun close to where it joins the English Channel and opposite Littlehampton Golf Club and Arun Yacht Club. It is on the edge of the town centre with Harbour Park Amusements, East Beach, Mussel Row restaurant, The Oyster Pond & Harvester all nearby, Rustington is within walking distance on the coast road, offering delightful scenery along the coast.

DESCRIPTION:

This site contains a 2 storey building overlooking the River Arun comprising a self contained 2 bedroom flat on the first floor and accessed from the rear and a ground floor shop unit accessed from Pier Road. A right of way will be granted for access to the flat over the site to the rear.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor Shop	524 sq ft	48.7 sq m
Self contained 1 st floor 2 bedroom maisonette		

PRICE:

Offers are invited in the region of £275,000 for the freehold interest exclusive of VAT.

VAT:

We understand that the property is elected for VAT.



ENERGY PERFORMANCE CERTIFICATE:

Ground Floor 47 Pier Road can be found online at www.ndepcregister.com

Certificate Number: 0220-8937-0398-07770-0094

Rating: D81

Residential EPC can be found online at www.epcregister.com

Certificate Number: 8189-6522-7860-0012-9906

Rating: D64

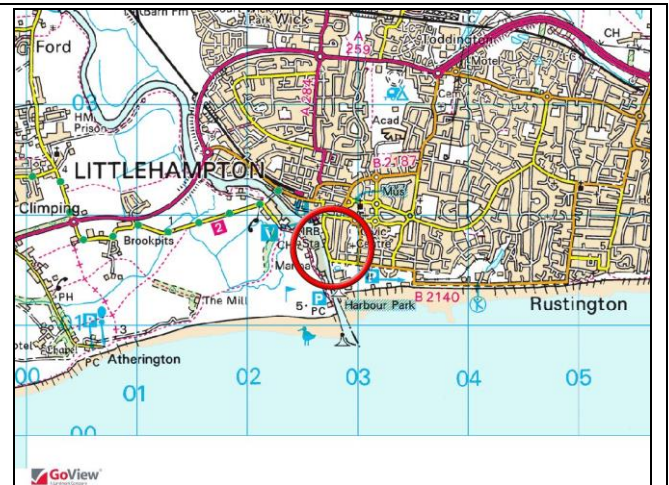
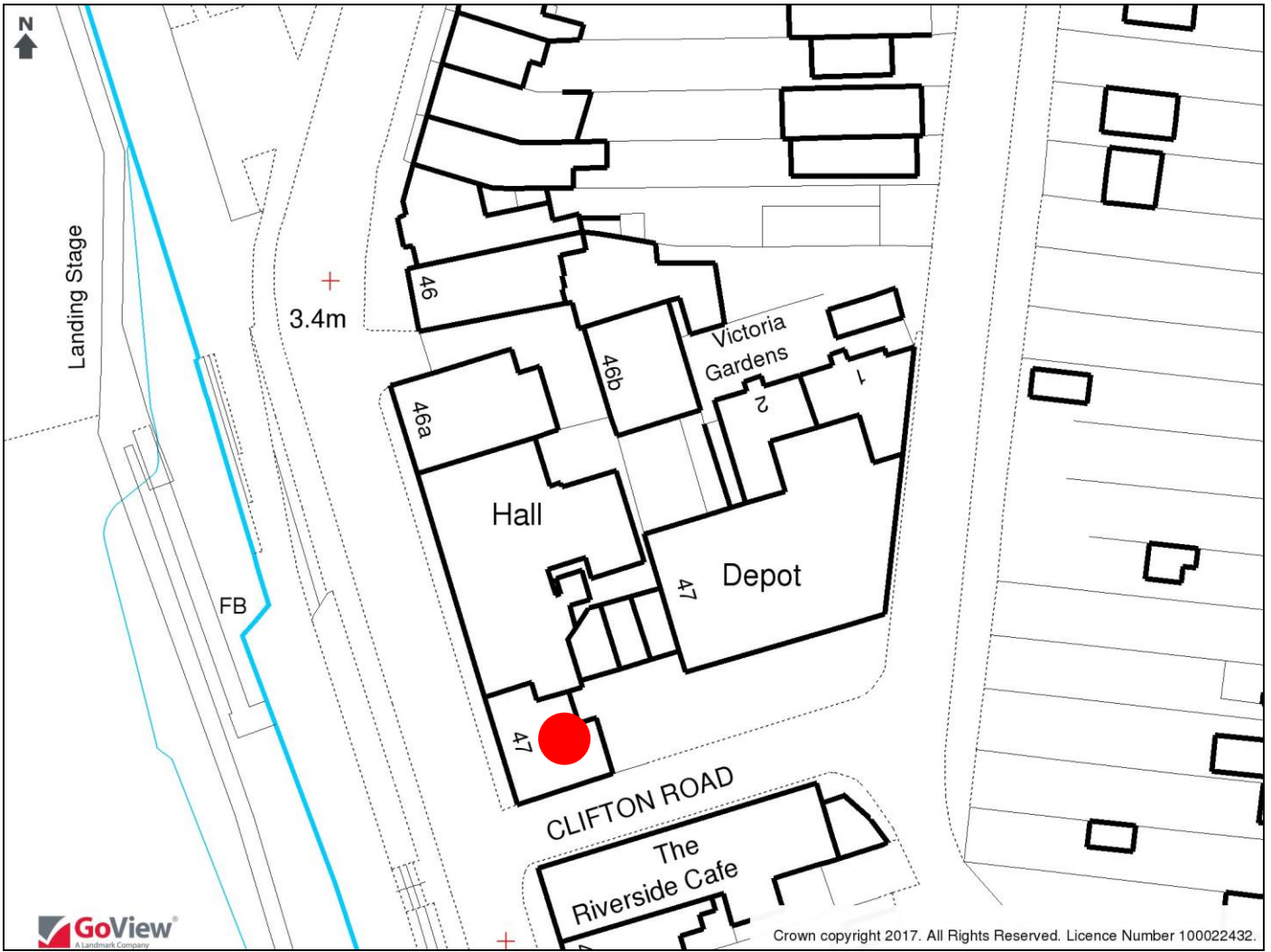
LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through agents Carr and Priddle on **01273 208010**.

47 PIER ROAD, LITTLEHAMPTON, BN17 5LW



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.