



- Riverside Log Cabin
- Two DOUBLE Bedrooms
- 19'2 x 15' Open Plan Lounge/Diner/Kitchen
- En-Suite Shower Room to Master Bedroom
- Double Glazing
- Gas Central Heating
- PARKING SPACE
- Close to River
- Viewing Highly Recommended
- CHAIN FREE

4 Marina View, Ferry Road, Littlehampton, BN17 5DS

£124,950



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**DESCRIPTION** This 2 bedroom double unit is situated on a select development of twenty-four lodges on Littlehampton Marina with a Marina Cafe with outside seating to enjoy views of the river and boats.

The lodge can be used for holiday or leisure purposes and pets are allowed at the discretion of the warden. The warden lives onsite, which adds to the security of the development.

The modern kitchen is open plan with the lounge/diner which has French doors opening up to the private veranda.

The lodge is close to the town centre and railway station with mainline access to London.

**LOUNGE/DINER/KITCHEN 19' 2" x 15' (5.84m x 4.57m)**

**BEDROOM ONE 12' 2" x 9' 3" (3.71m x 2.82m)**

**EN-SUITE 7' 4" x 5' 10" (2.24m x 1.78m)**

**BEDROOM TWO 10' 3" x 9' 8" (3.12m x 2.95m)**

**BATHROOM 6' 7" x 5' 6" (2.01m x 1.68m)**

**TENURE** 14th January 2032.

**PITCH FEES** Approx £2,943.74 per annum

**SERVICE CHARGES** Approx £1,800 per annum.