Cooper Adams
AS GOOD AS OUR WORD

LITTLEHAMPTON, WEST SUSSEX

Modern Living

This wonderful three bedroom modern family home is only five years old and is set in a great location

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Home with a view! This wonderfully modern family home is only five years old and is set in a great location with easy commuter's links to the A259 and A27. Not only that, the River Arun is a gentle stroll away and offers an opportunity to lose yourself in nature. With three bedrooms, a modern kitchen and great living space this could be the perfect next step! EER B83

PROPERTY SUMMARY

Beautifully presented three bedroom semi-detached home
850 sq ft (78.98 sq m)
Just over a mile away from Littlehampton railway station
Modern decor throughout
Garage and driveway
Under two miles to Littlehampton harbour & seafront
Open plan living space
For full details please visit Cooper Adams' website

Location

Littlehampton is a vibrant seaside town, superbly located at the mouth of the River Arun. The town has plenty to offer with great shopping, entertainment and other day to day amenities. With two award-winning beaches, the beautiful River Arun and a large seafront green Littlehampton is a popular destination for individuals, families and couples.

With a variety of captivating award-winning architecture including the Stage by the Sea, East Beach Café and Britain's Longest Bench plus an extensive programme of cultural events this certainly is a must-visit destination!

Transport

Over a mile away is the local Littlehampton mainline station serving London Victoria, Brighton, Portsmouth and Southampton. Gatwick Airport less than 40 miles away from Littlehampton. The A259 is conveniently located very close by for easy links to the A27 and A24. The Brighton to Portsmouth Coastliner 700 bus also runs nearby.

Internal accommodation

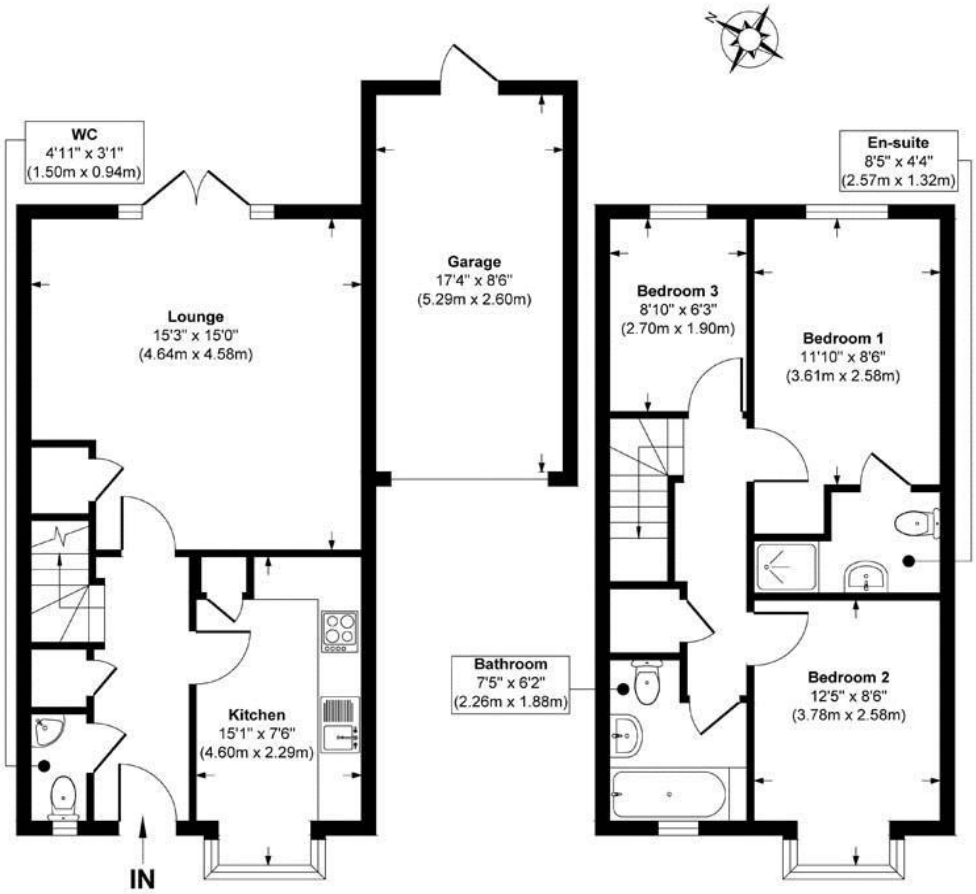
Entering into the property you immediately know you are in for a real treat. The ground floor toilet is a must have in any modern way of living. The bright kitchen is fitted with a range of units and integrated appliances and to top this off there is space for a breakfast table and it has a bay window. To the rear of the property is the large sitting room with French doors which are perfect to have open on a warm day. On the first floor you have three lovely sized bedrooms, two of which are doubles. The master bedroom is en-suite and the second bedroom is bay fronted and has views of the river and the South Downs. The third bedroom is a good size single. The modern white suite bathroom benefits from a panel enclosed bath with overhead shower attachment, pedestal wash hand basin with tiled splash back and low level WC. There is also an electric shaver point.

Outside

The rear garden is 37ft by 24ft and fence enclosed. There is a lawn section and patio area. You can also access the garage from a rear door in the garden. To the front you have a driveway leading to the up and over door of the garage. There is a small front garden which is laid to grey slate and is perfect to put some lovely flower pots on. Next to this is a path leading to the front door.

Further information

Arun District Council Arun Civic Centre, 1 Maltravers Road Littlehampton West Sussex BN17 5LF Tel 01903 737500 Council Tax Band C - £1,668.05. Estate fees are approximately £162 per annum. Tenure: Freehold. The agent may be entitled to referral fees from other services offered to a client including seller, buyer, landlord or tenant including but not only the following services: Conveyancing, Mortgage/Financial advice, EPCs, Surveys etc.



Ground Floor
Approximate Floor Area
425 sq. ft
(39.49 sq. m)

First Floor
Approximate Floor Area
425 sq. ft
(39.49 sq. m)

Approx. Gross Internal Floor Area 850 sq. ft / 78.98 sq. m

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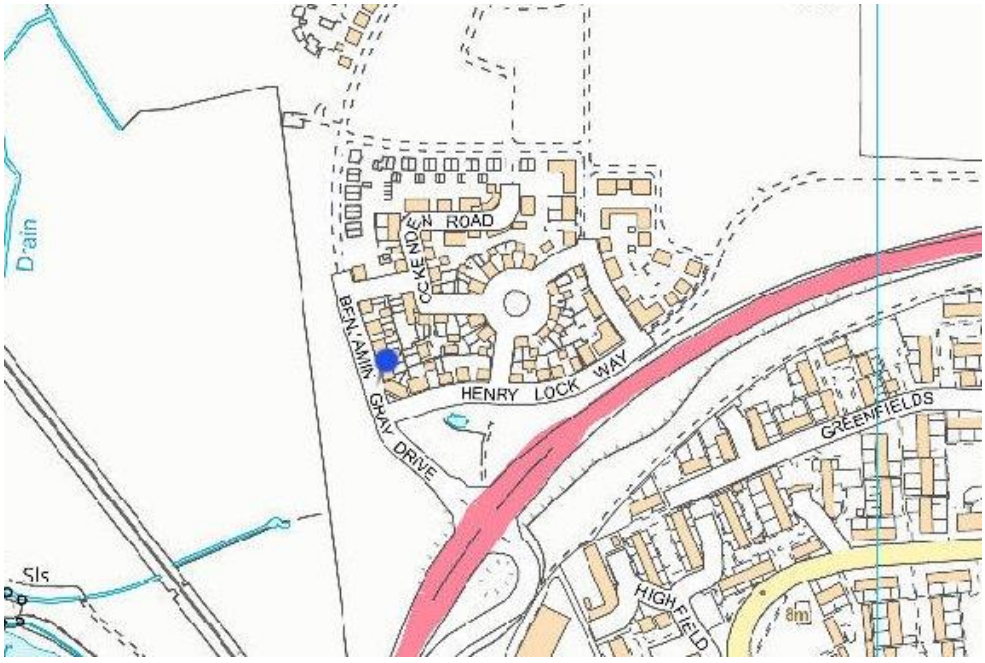

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PLEASE SEE www.cooper-adams.com FOR MANY MORE PHOTOS

TO VIEW THIS PROPERTY
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