



27 The Haven, Littlehampton BN17 6NU  
**£375,000 Freehold**

# INDEPENDENT ESTATE & LETTING AGENTS

- **Semi Detached House**
- **4 Bedrooms & 2 Reception Rooms**
- **Ground Floor Cloakroom**
- **Feature Garden Room/Office/Gym**
- **Viewing Recommended**
- **No Chain**
- **Private Drive**
- **Council Tax Band 'D'**
- **EPC Rating 'E'**

A wonderful opportunity has arisen to acquire this spacious four-bedroom semi-detached home, offering a fantastic lifestyle in the coastal town of Littlehampton, West Sussex. Boasting approximately 931 square feet of light-filled accommodation, this thoughtfully laid out property is perfect for families who value space, versatility, and proximity to the coast.

The ground floor welcomes you with a generous lounge and a dining room, perfect for relaxed family meals or entertaining guests. Practical features, such as a ground floor cloakroom, add convenience for busy households. The real highlight of this home is the stunning 19'1" x 11'7" garden room – a flexible space which could serve as an inspiring home office, a personal gym, or a creative studio, making it ideal for modern living.

Four well-proportioned bedrooms are set for maximum comfort, complemented by a full bathroom serving the upper floor. The property also boasts electric heating throughout and benefits from no onward chain, allowing for a smooth and swift move.

Outside, a large private drive offers ample off-road parking, while the low-maintenance garden provides privacy and tranquillity, with exclusive use of the versatile garden room.

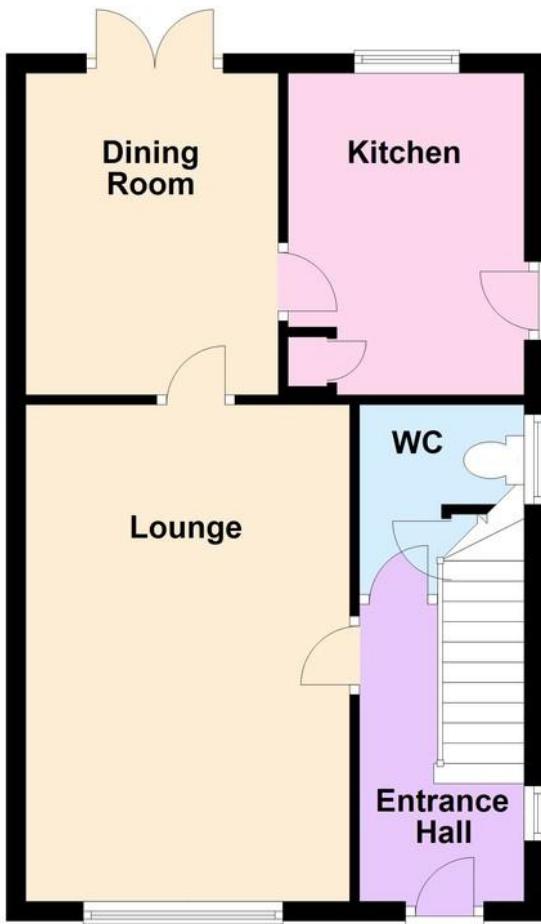
Set in an enviable location between Rustington and Littlehampton, the property sits within easy reach of beautiful Mewsbrook Park – perfect for family strolls – and is only a short walk to the beach and promenade, offering coastal walks and fresh sea air. Convenient access to local amenities is a real bonus, with a handy Tesco Express and pharmacist nearby, along with regular local bus routes for stress-free commuting and exploring the vibrant area.

Don't miss the chance to make this delightful home your own. Arrange your viewing today and experience all that this Littlehampton property has to offer.



## Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 86.5 sq. metres (931.0 sq. feet)

## First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



## ENTRANCE HALL

### LOUNGE

16' 8" x 10' 10" (5.08m x 3.3m)

### DINING ROOM

10' 9" x 8' 5" (3.28m x 2.57m)

### KITCHEN

10' 2" x 8' (3.1m x 2.44m)

### GROUND FLOOR CLOAKROOM

### BEDROOM 1

14' 8" x 9' 2" (4.47m x 2.79m)

### BEDROOM 2

10' 3" x 8' 2" (3.12m x 2.49m)

### BEDROOM 3

8' 6" x 6' 6" (2.59m x 1.98m)

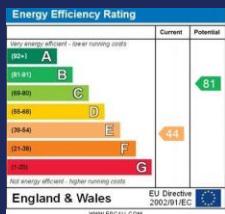
### BATHROOM/WC

### LARGE PRIVATE DRIVE

### DETACHED 'GARDEN ROOM'

19' 1" x 11' 7" (5.82m x 3.53m)

### PAVED & LAWNED REAR GARDEN



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