



Woodcote Lane, Littlehampton, BN17 7PT

Freehold

A Detached Chalet Bungalow • Five Double Bedrooms • Fantastic Internal Decoration • Separate Annex • Approx. 12 Acres of Land • Ample Parking • 17 Stables and 2 Sand Schools • Local Amenities Less than a Mile Away • Approx. 3141 sq. ft (291.8 sq. m)

Cooper Adams

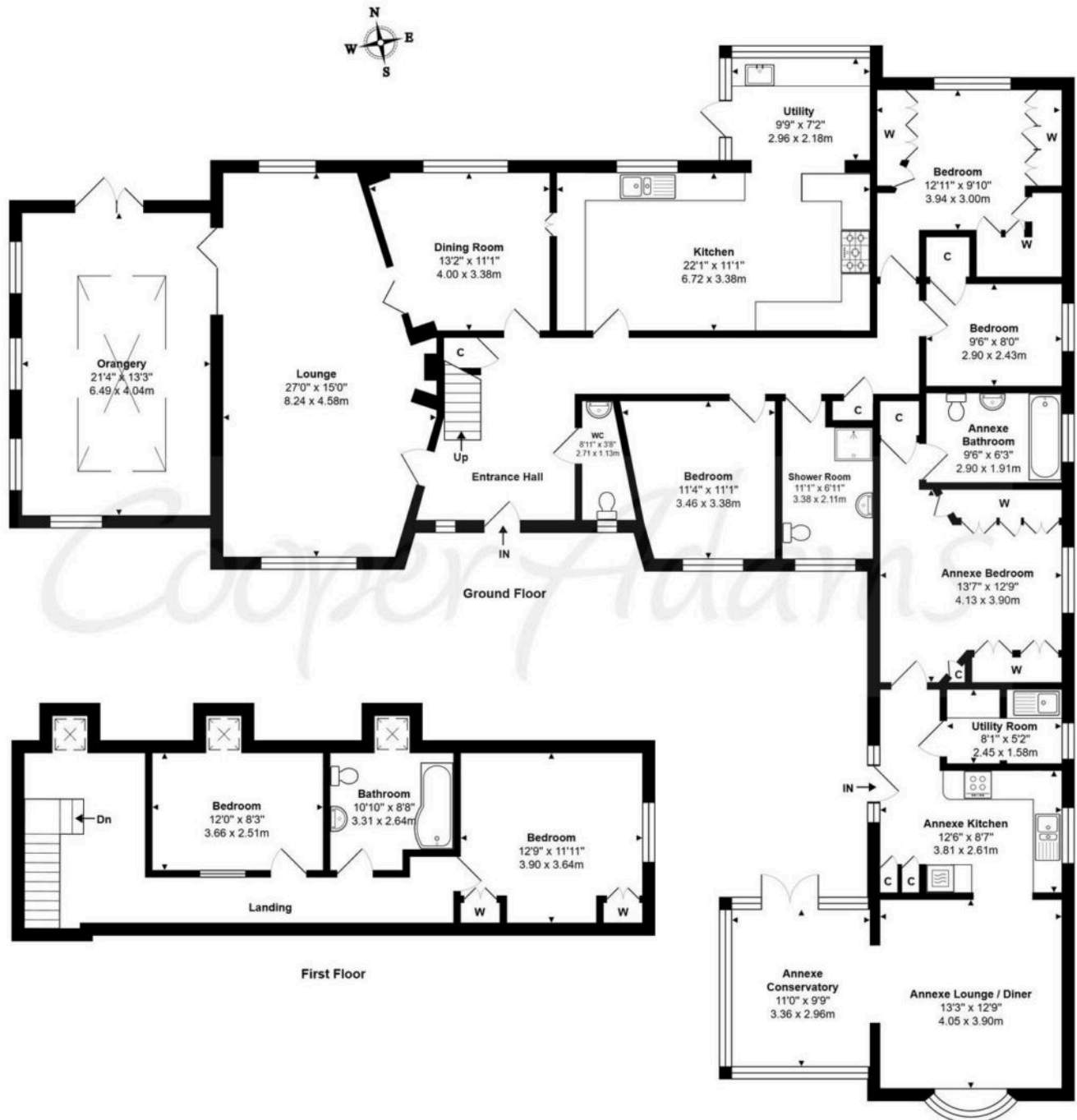
This five-bedroom detached chalet bungalow offers spacious living, a self-contained annex, and equestrian facilities, set within approximately 12 acres of private land. The main house features five double bedrooms—three on the ground floor and two upstairs—two family bathrooms, and a separate WC. The generously sized living room with feature log burner connects the dining room and family/games room through internal bi-fold doors. The large kitchen includes ample storage, partially integrated appliances, and a utility/boot room. Significant eaves storage offers potential for an additional bedroom above the living room. The modern annex, includes a fully integrated, new kitchen, bright living room opening into a south-facing conservatory, double bedroom with built-in storage, and a family bathroom. Equestrian facilities include two sand schools, 17 stables, and ample parking. Additional features include solar panels and a private location with amenities just a short drive away. This versatile property is perfect for families, equestrian use, or those seeking additional accommodation.



Important: The legal title will need to be amended to reflect the land being sold.

Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.





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Total Approx. Floor Area 3141 ft² ... 291.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jim 2025

Council Tax band: E, EPC Energy Efficiency Rating: E

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