



White Horses Way, Littlehampton, BN17 6NL

Freehold

Two Double Bedrooms • Detached Bungalow • Side & Rear Extensions • Recently Modernised Throughout • Open-Plan Living
 • Utility Room • Larger Corner Plot • Gated Off-Street Parking for 1/2 • A Short Walk to Mewsbrook Park & Littlehampton
 Beach! • Approx. 1738 sq. ft (161.4 sq. m)

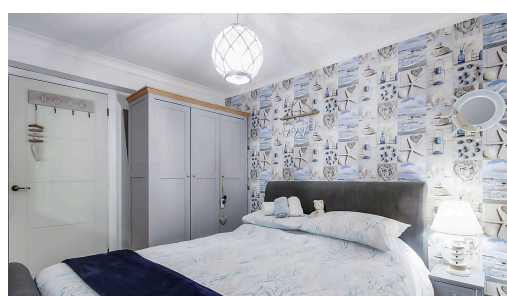
Cooper Adams

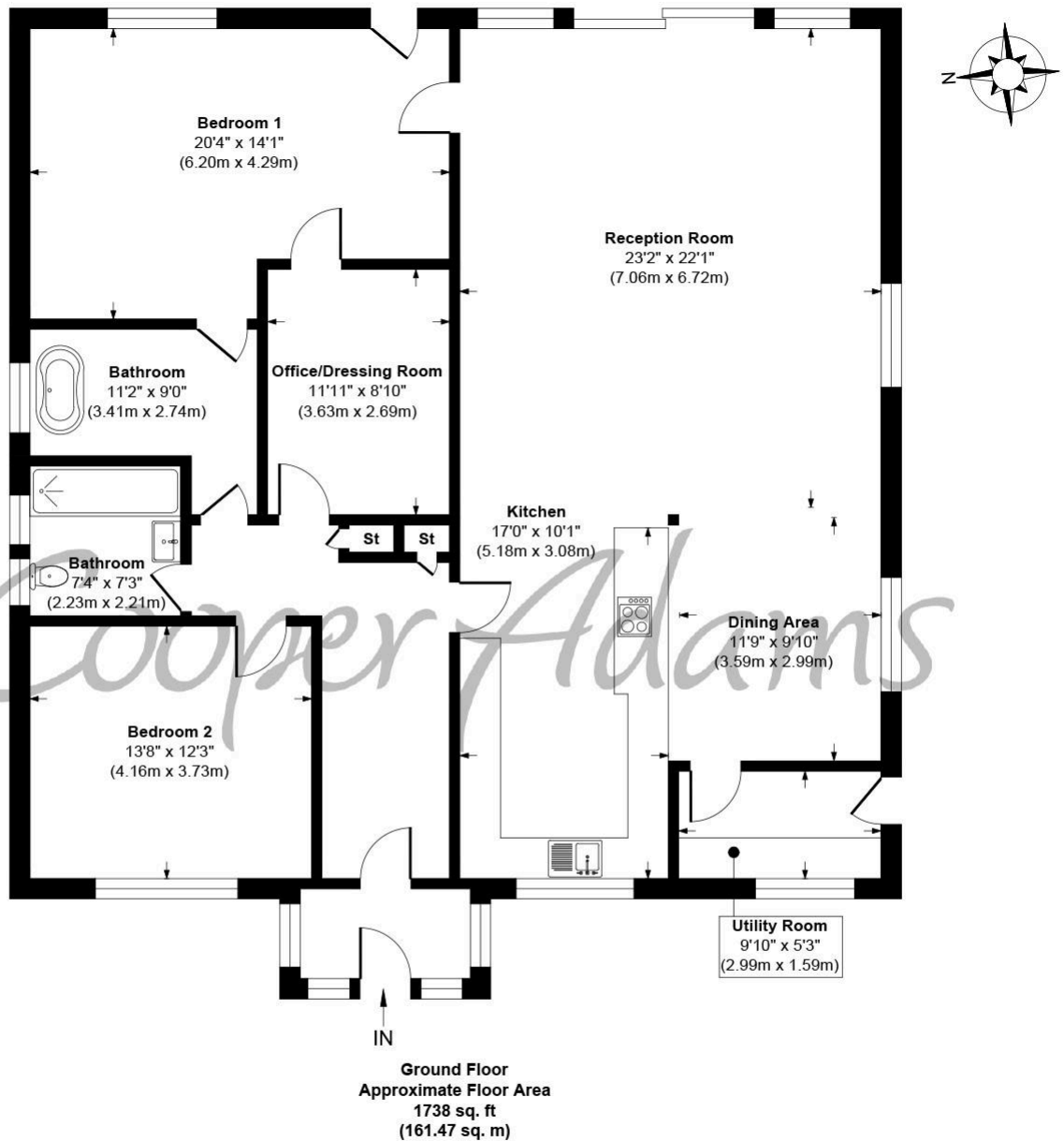
This beautifully presented and extended two double bedroom detached bungalow is tucked away on a sizeable corner plot, just a short stroll from Mewsbrook Park and Littlehampton Beach. Recently extended and modernised throughout, the heart of the home is the stunning open-plan kitchen/living/dining area, boasting contemporary finishes, fully integrated appliances, feature lighting, and direct access to the beautifully landscaped garden which is perfect for entertaining or hosting in the summer months. Both bedrooms are generously sized doubles - the primary bedroom features a contemporary en-suite, with a bath and sink, plus an additional modern family bathroom and a separate utility room. Additionally, there is an office/dressing room which is currently being used as a third bedroom. Externally, the garden is a real showstopper, offering several defined seating areas, a pergola, and a summerhouse, all set within a private and secure setting. There is also gated off-street parking for one/two vehicles. Situated just a short stroll from Mewsbrook Park and Littlehampton Beach, this home combines comfort, style, and location - ideal for downsizers, professionals, or anyone looking for simplistic coastal living.



This property is *Legally Prepared* with key documents (title, plans, forms, warranties, EPC) available on request. A *Reservation Agreement* is required to secure serious buyers through to exchange.

Littlehampton is a lively seaside town with award-winning beaches, scenic river views, and striking architecture like the Stage by the Sea. It offers great shopping, entertainment, and leisure options, including golf, cycling, and the WAVE sports centre.





White Horses Way, Littlehampton
Approx. Gross Internal Floor Area 1738 sq. ft / 161.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams

Council Tax band: D, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com