

Ensign Way, Littlehampton, BN17 6RQ

Freehold

Mid-Terrace Family Home • Three Bedrooms • Driveway & Garage • Open-Plan Throughout • Modern Kitchen & Bathroom • Ground-Floor Cloakroom • Low-Maintenance Landscaped Rear Garden • New Windows Throughout • Approx. 781 sq. ft (72.5 sq. m)

*Cooper Adams*

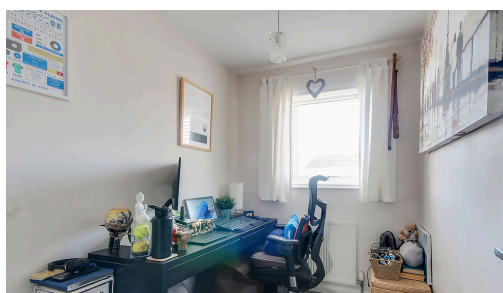
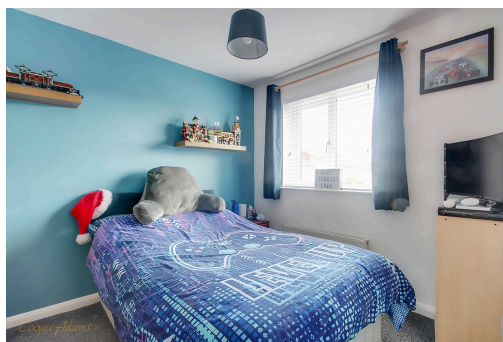


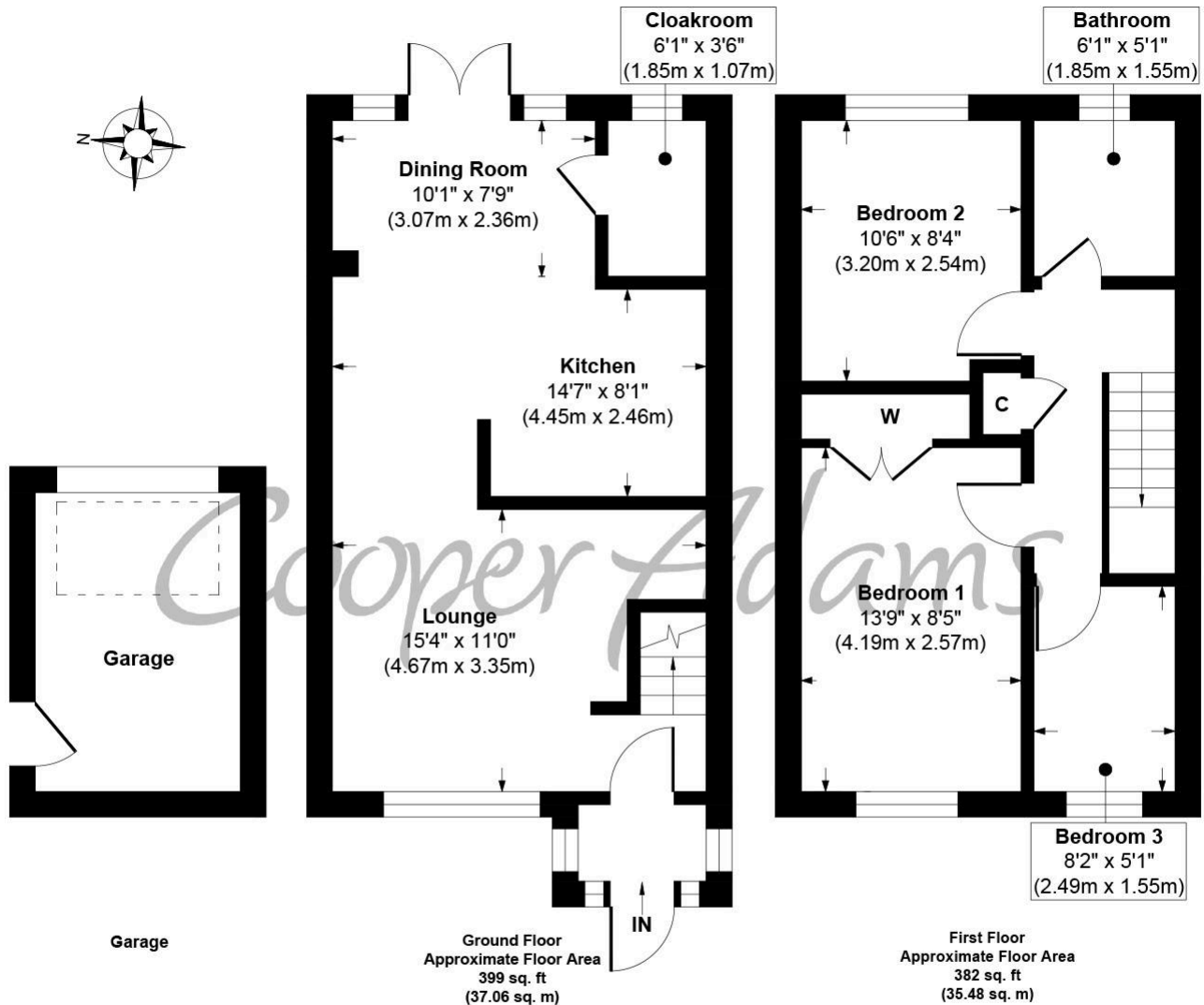
This well-presented three-bedroom home offers bright, contemporary living throughout. At its heart is a modern kitchen featuring sleek cabinetry, solid oak worktops and integrated appliances, flowing effortlessly into the generous lounge/dining area - perfect for both everyday living and entertaining. There is also a downstairs cloakroom for convenience. Upstairs are two double bedrooms and one single, with the primary bedroom benefiting from fitted wardrobes, along with a stylish family bathroom equipped with a digital shower. Outside, the landscaped garden provides a low-maintenance space ideal for outdoor dining and year-round enjoyment. Plus a garage to the rear provides additional storage or parking. An excellent choice for young families or first-time buyers, this superb home is ready to move straight into.

*This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering. The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.*



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.





## Ensign Way, Littlehampton

**Approx. Gross Internal Floor Area 781 sq. ft / 72.54 sq. m (Excluding Garage)**

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

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

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](http://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.

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