



24 Cooper Drive, Wick, Littlehampton, BN17 7SH

£349,950

- Modern Three Bedroom Bovis Built End Of Terrace House
- Two Off Road Parking Spaces & Electric Charging Point
- Ground Floor Cloakroom
- Convenient Gated Side Access
- Popular Hampton Park Development
- Master Bedroom With En-Suite Shower Room
- Kitchen Opening onto Lounge/Diner
- South Facing Rear Garden
- 17'8 Lounge With Doors Opening Onto Garden
- Balance Of NHBC Certificate

24 Cooper Drive, Littlehampton BN17 7SH

This modern three-bedroom house, constructed by Bovis Homes, is situated within the sought-after Hampton Park development. The property boasts a south-facing rear garden, perfect for enjoying sunny days, and includes two off-road parking spaces, one of which features an electric charging point.

Upon entering the home, you'll find a spacious 17'8 lounge, which benefits from French doors that open directly onto the garden, creating a seamless indoor-outdoor living experience. The ground floor also offers a convenient cloakroom for guests.

The kitchen is well-appointed and provides a sleek and functional space for both cooking and entertaining. The property comes with the balance of the NHBC certificate, ensuring peace of mind for the new owners.

The master bedroom is a standout feature, offering an en-suite shower room for added privacy and convenience. The additional two bedrooms are well-sized and share a family bathroom.

Additional benefits of this property include gated side access to the garden, enhancing security and privacy. This home is perfect for families or professionals looking for a modern living space within a vibrant community.



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINER

17'8x15'6

KITCHEN

9'3x8'00

BEDROOM 1

12'11x10'02

EN SUITE

6'9x5'1

BEDROOM 2

10'04x8'10

BEDROOM 3

10'05x6'05

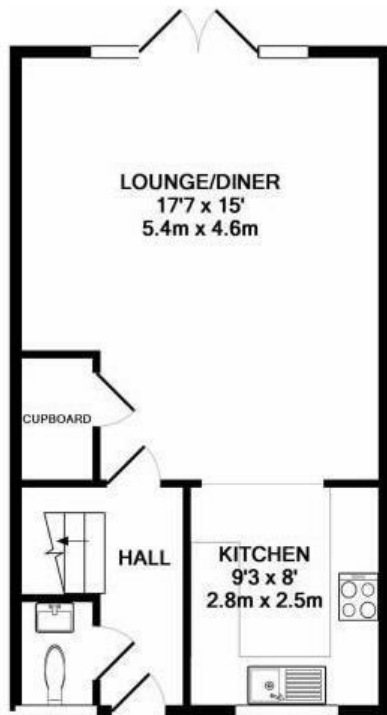
BATHROOM

6'10x6'03

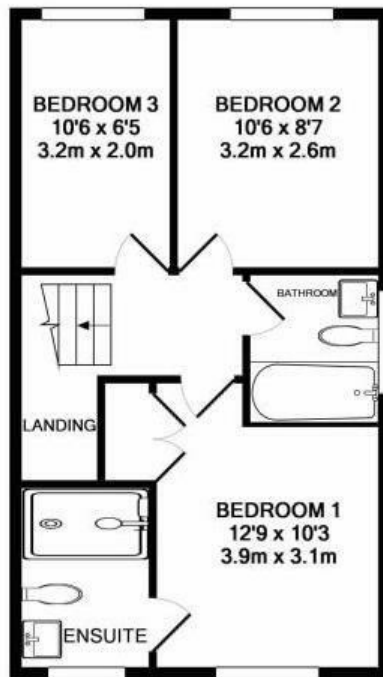


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

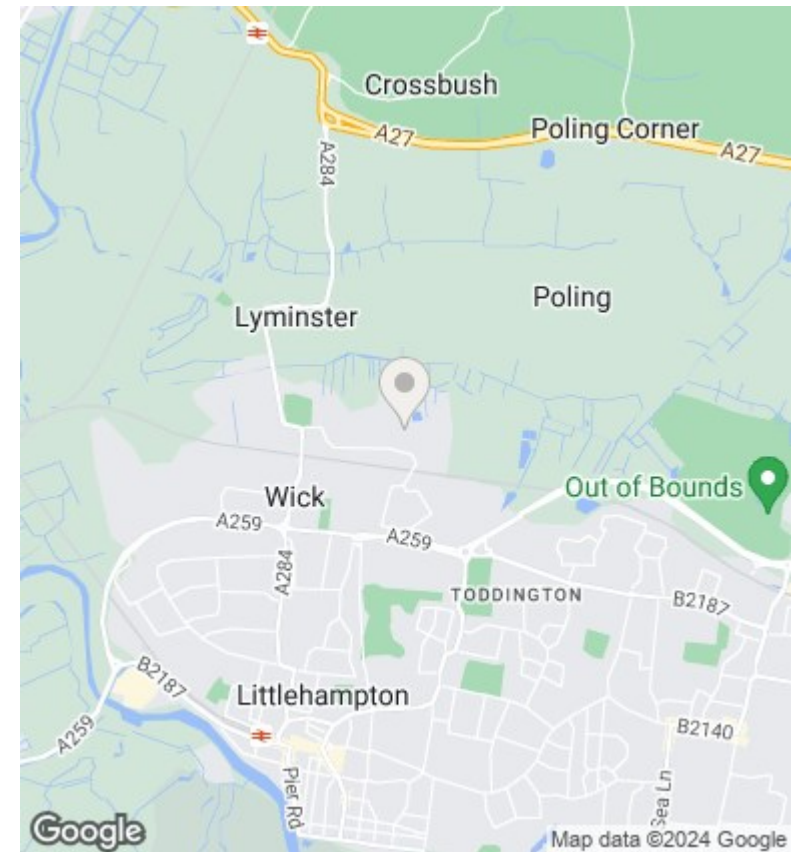


GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.