



24 Cooper Drive, Wick, Littlehampton, BN17 7SH

£315,000

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

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This contemporary three-bedroom home, is situated in the highly sought-after Hampton Park development, offering an ideal combination of style, and practicality. The property boasts a south-facing rear garden, perfect for enjoying sunlight throughout the day, as well as two off-road parking spaces, one of which is fitted with an electric charging point, making it an excellent choice for electric vehicle owners.

Inside, you'll find a spacious 17'8 lounge that benefits from French doors leading directly to the garden, creating a natural flow between the indoor and outdoor living spaces. The ground floor also features a convenient cloakroom, ideal for guests.

The kitchen is modern and well-equipped, providing a stylish and functional space for both cooking and entertaining. Additionally, the property is covered by the balance of the NHBC warranty, giving peace of mind to the new owners.

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

Further advantages of the property include gated side access to the garden, providing extra security and privacy. This home is an ideal choice for families or professionals seeking a modern and well-connected living space within a thriving 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

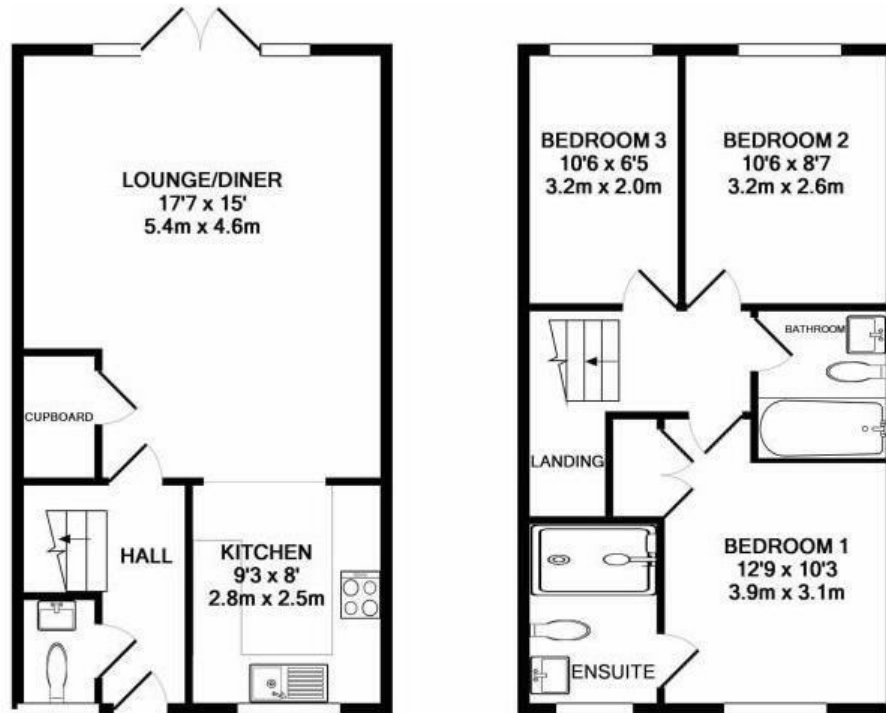
BATHROOM

6'10x6'03

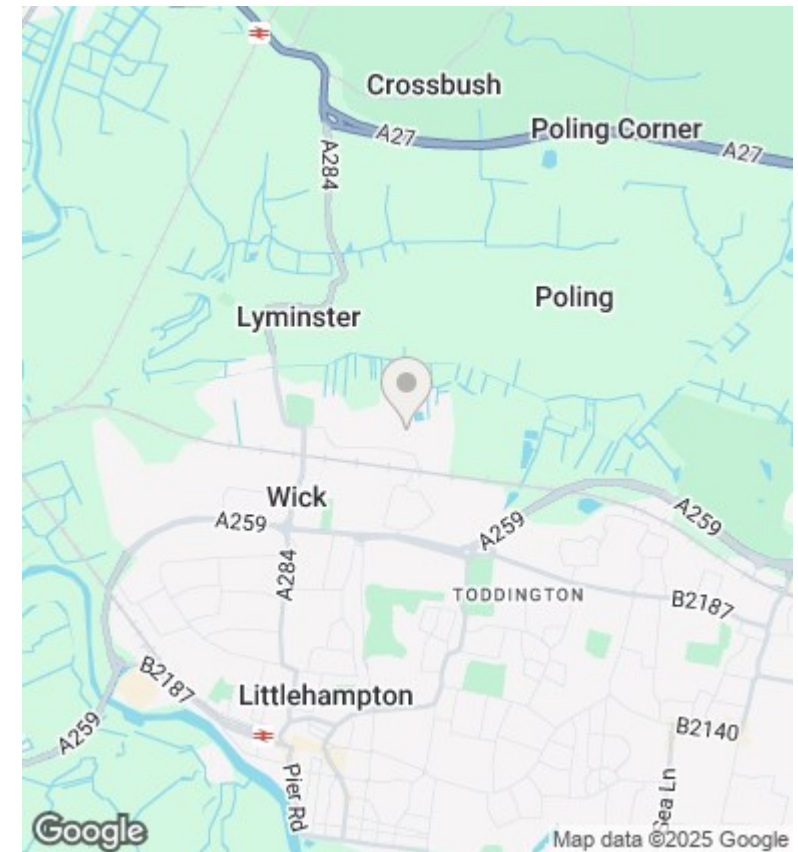


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.



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