



## 22 The Poplars, Littlehampton, Littlehampton, BN17 6GZ

£375,000

- Four Bedroom "Hargreaves Built" Town House
- South Facing Rear Garden
- New Floor Coverings Throughout
- Chain Free
- Driveway & Garage Adjacent To Property
- 15'10 Kitchen/Breakfast Room
- Two En-Suite Shower Rooms+ Family Bathroom
- 15'09 Lounge/Dining Room
- Newly Redecorated Throughout
- Viewing Highly Recommended

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Introducing this stunning four-bedroom, "Hargreaves Built" townhouse, offering spacious and modern living in a highly desirable location. The property boasts a private driveway parking and adjacent garage for added convenience.

Inside, you'll find a generous 15'09 lounge/dining room, perfect for entertaining. Overlooking the south-facing rear garden which provides a tranquil outdoor space to relax and enjoy the sunshine.

Additionally, the bright 15'10 kitchen/breakfast room is ideal for cooking & family gatherings.

Recently redecorated throughout with new flooring, this immaculate home features two en-suite shower rooms and a family bathroom, ensuring comfort for all.

Chain-free and ready to move into, early viewing is highly recommended!



Council Tax Band: D

Tenure: Freehold



**LOUNGE**  
15'9" x 14'7"

**KITCHEN**  
13'4" x 7'9"

**GROUND FLOOR  
CLOAKROOM**  
6'1" x 2'11"

**BEDROOM ONE**  
17'6" x 11'2"

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
12'5" x 10'2"

**EN-SUITE SHOWER ROOM**  
8'0" x 4'5"

**BEDROOM THREE**  
10'2" x 8'2"

**BEDROOM FOUR**  
8'6" x 6'2"

**BATHROOM**  
8'2" x 5'7"

**GARAGE**  
Driveway Parking to front  
of garage directly adjacent  
to property

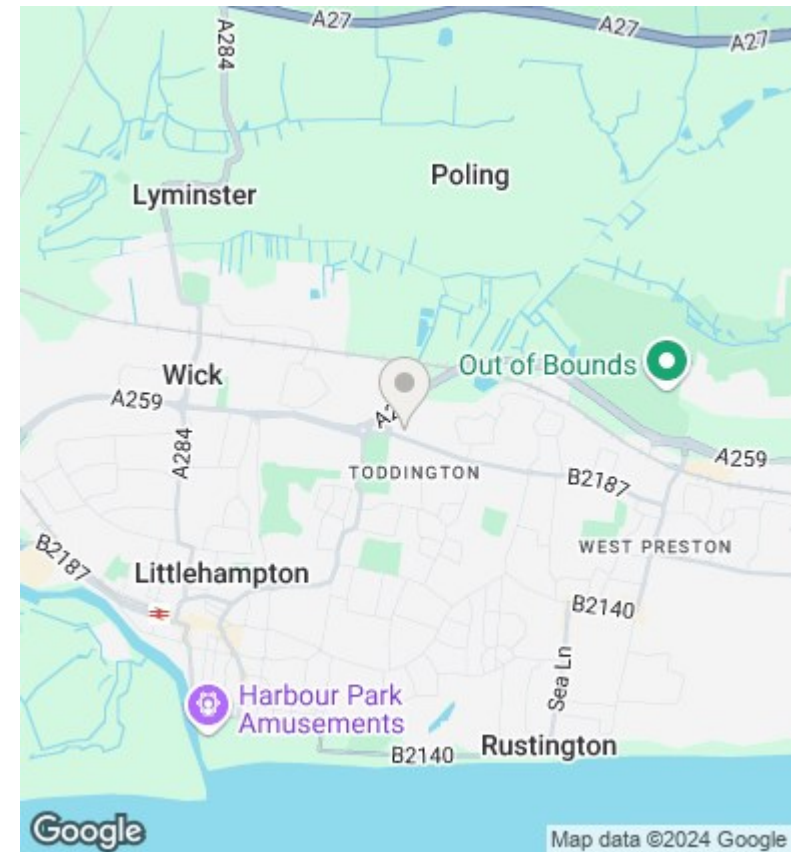
**ESTATE FEE**  
£204.07 (2023 CHARGE) For

upkeep of common parts  
of development





Total area: approx. 105.4 sq. metres (1134.1 sq. feet)



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	79	88
<b>England &amp; Wales</b>	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.