



## 21 Cooper Drive, Wick, Littlehampton, BN17 7SH

£320,000

- Three Bedroom End Of Terrace Modern House
- Modern Kitchen With White Gloss Units
- Popular Hampton Park Development
- Vendor Suited To Vacant Property
- Modern Open Plan Layout
- Ground Floor Cloakroom
- Two Allocated Parking Spaces
- Lounge/Dining Room With French Doors To Garden
- Master Bedroom With En-Suite Shower Room
- Viewing Highly Recommended



# 21 Cooper Drive, Littlehampton BN17 7SH

Nestled in the popular Hampton Park development this delightful end-terrace house on Cooper Drive offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design and is spread over an impressive 850 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a bright and airy hallway that leads to a modern open plan ground floor layout. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout.

The house features three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom benefits from an en-suite shower room. Additionally, there is a further family bathroom and ground floor cloakroom ensuring convenience for both residents and visitors alike.

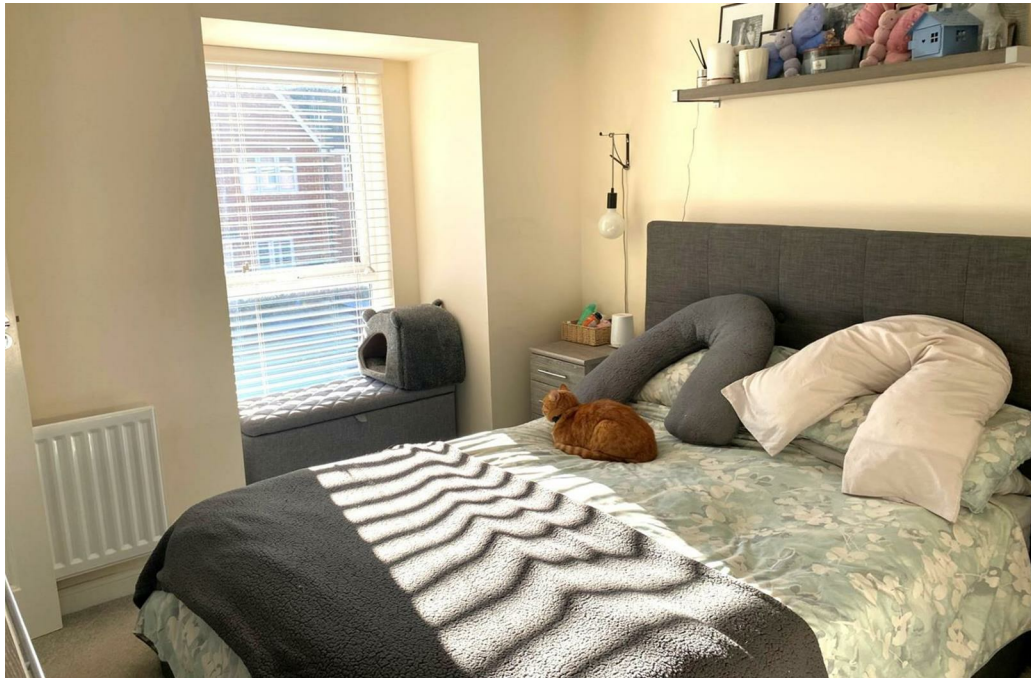
The property is situated in a friendly neighbourhood, making it an ideal choice for families. With local amenities, schools, and parks nearby, you will find everything you need within easy reach. The coastal town of Littlehampton is also just a short distance away, offering beautiful beaches and a variety of leisure activities.

This end-terrace house on Cooper Drive is a fantastic opportunity for those looking to settle in a modern, well-appointed home in a desirable location. Don't miss your chance to make this lovely property your own.



Council Tax Band: C

Tenure: Freehold



**Lounge**

16'54 x 15'54

**Kitchen**

9'31 x 8'01

**Bedroom One**

10'27 x 9'04

**Ensuite**

6'69 x 5'06

**Bedroom Two**

10'36 x 8'88

**Bedroom Three**

10'36 x 6'43

**Bathroom**

8'24 x 6'88

**W/C**

6'70 X 3'22

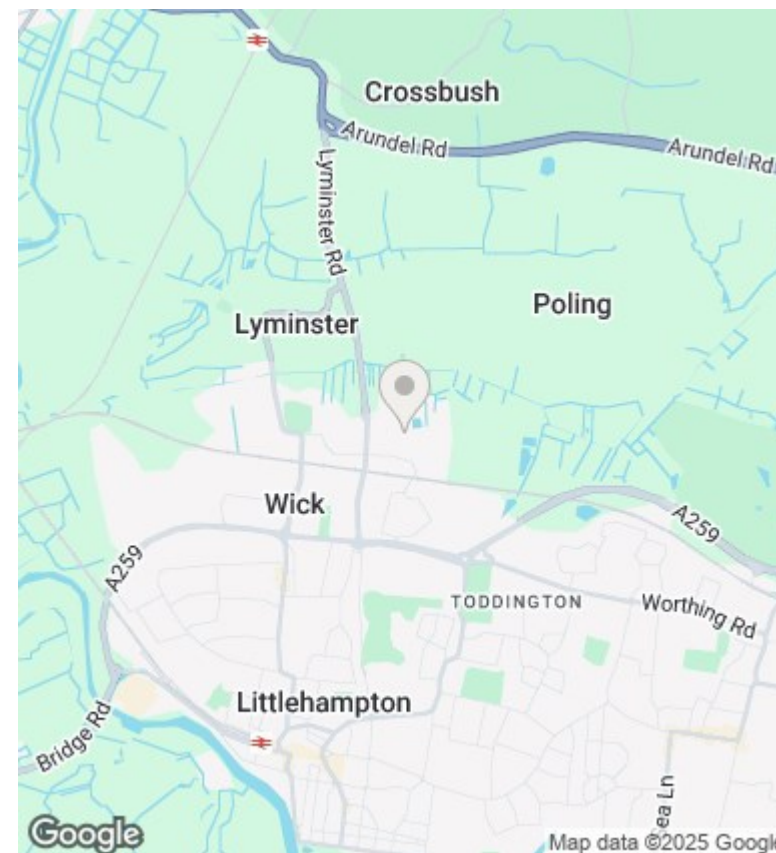
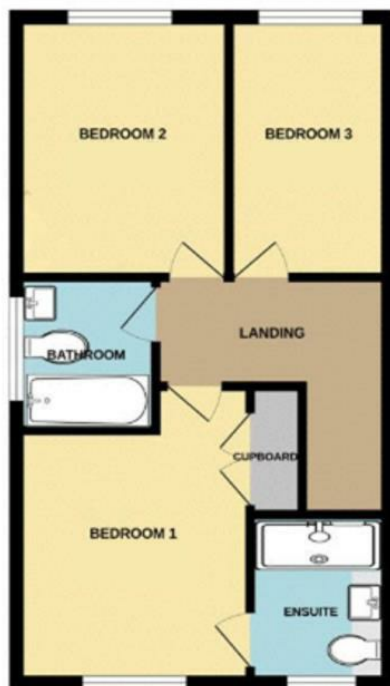
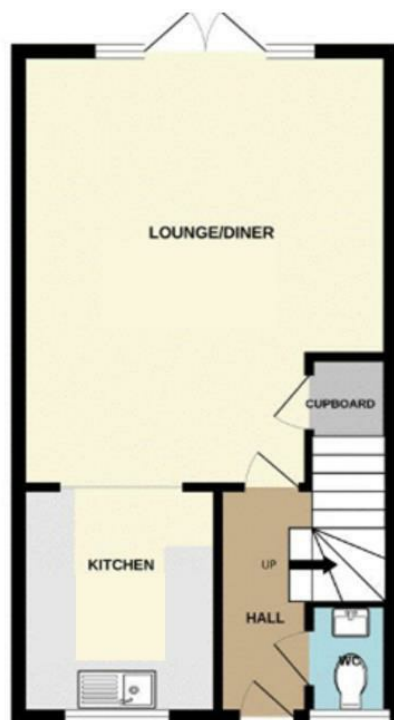
**Estate Fee**

Charge for upkeep of  
communal parts of  
development: £240 per  
annum

**Balance Of NHBC  
Certificate**







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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>84</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>		
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.