



Kingfisher Drive, Littlehampton

£525,000 Freehold

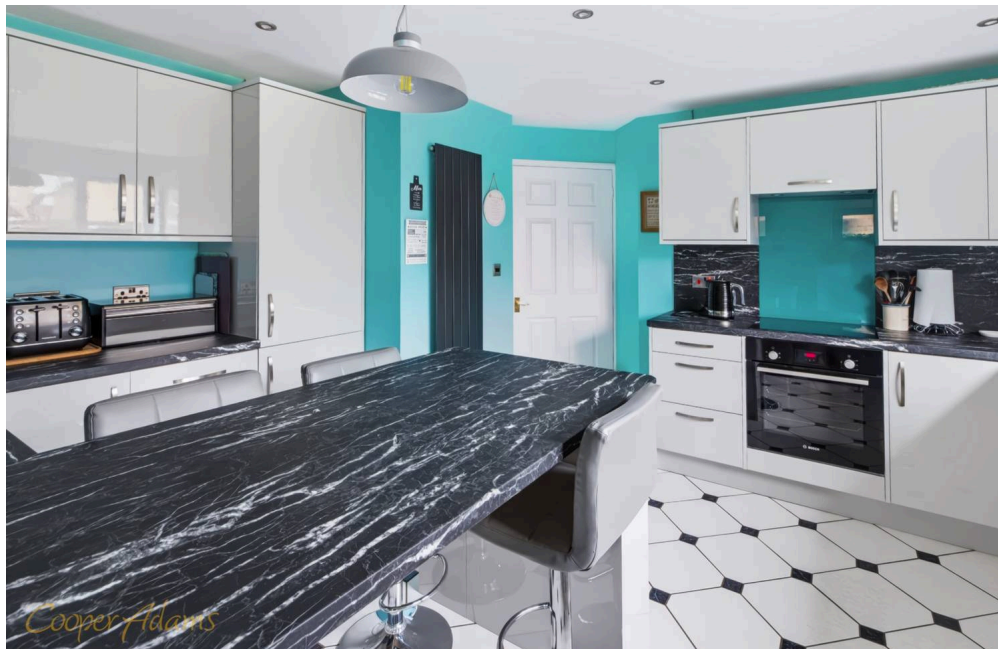
A Detached House • Four Double Bedrooms with Built-in Storage • En-suite Shower Room to Primary Bedroom • Integral Garage with Driveway Parking for 4 Cars • Modernised Kitchen with Breakfast Bar • West-Facing Rear Garden • Large 14ft Lounge/Diner • Additional Reception Room & Study • Approximately Half a Mile to Local Amenities • Approx. 1645 sq. ft (153 sq. m)

Cooper Adams

This detached four-bedroom house offers a flexible layout with plenty of separate spaces for family life, working from home and entertaining. The ground floor includes a large 19ft lounge, separate dining room, additional reception room and a study/playroom, giving the house several options for how the space can be used. The contemporary kitchen sits at the centre of the home and includes a breakfast bar. There is also a downstairs WC on this level. Upstairs are four double bedrooms, all with built-in storage. The primary bedroom has its own en-suite shower room, while the remaining three bedrooms are served by the family bathroom. Outside, the property has a driveway with parking for up to four cars, leading to an integral garage. The west-facing rear garden provides a private outdoor area with space for seating, dining and children to play. The property is also approximately half a mile from everyday amenities, with further facilities and transport links within easy reach.

On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.

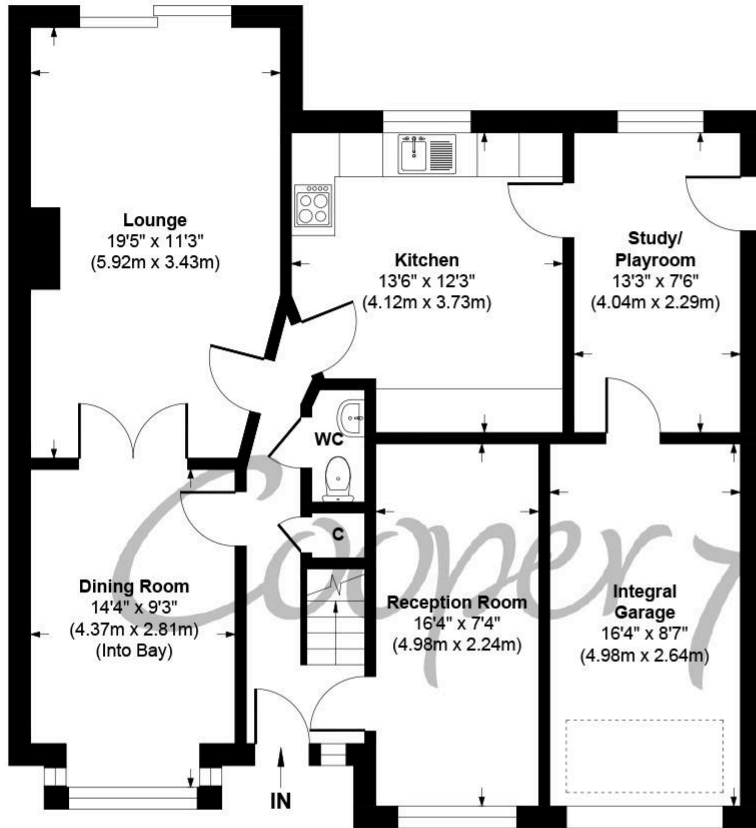
The seller requires a 'Reservation Agreement' to protect serious buyers as they



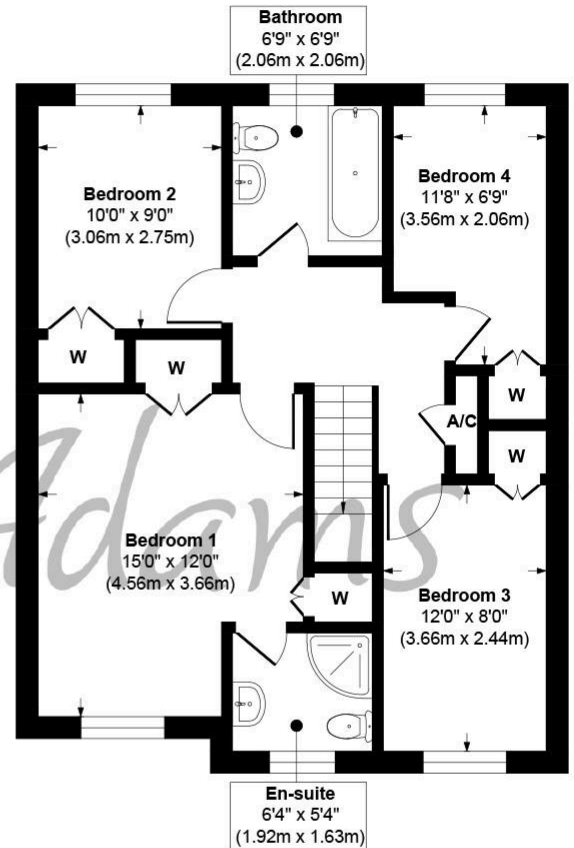
Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.





Ground Floor
Approximate Floor Area
992 sq. ft
(92.19 sq. m)



First Floor
Approximate Floor Area
653 sq. ft
(60.63 sq. m)

Kingfisher Drive, Littlehampton
Approx. Gross Internal Floor Area 1645 sq. ft / 152.82 sq. m

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

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Council Tax band: E, EPC Energy Efficiency Rating: C, 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. 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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