



## Hollist Chase, Littlehampton, BN17 6FY

Freehold

Four Double Bedrooms • End of Terrace Town House • Recently Installed Kitchen • New Boiler Approx. 3 Years Old • Two En-Suites & Family Bathroom • Low Maintenance Rear Garden • New Windows & Carpets • Driveway • Conservatory • Approx. 1117 sq. ft (103.8 sq. m)

*Cooper Adams*

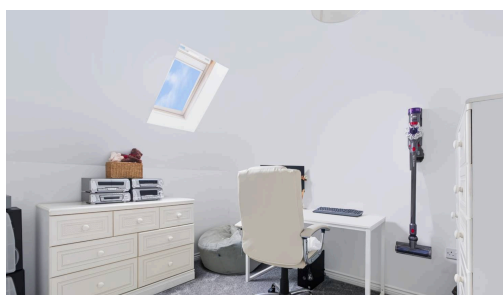
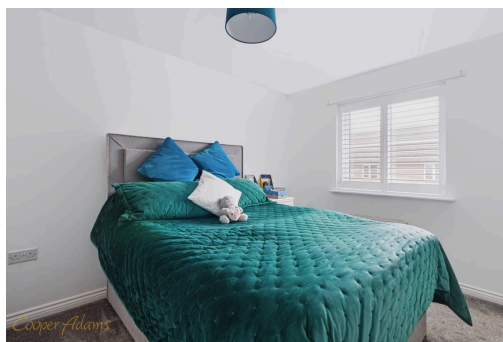
This end-of-terrace town house is arranged across three floors, with four double bedrooms, three bath/shower rooms and a range of recent improvements throughout. The ground floor features a recently installed kitchen with a breakfast bar, a lounge/diner spanning the width of the property and a WC. To the rear, a conservatory provides additional living space and direct access to the garden. On the first floor are two double bedrooms, both with en-suite shower rooms. The top floor provides two further double bedrooms and a family bathroom, making the layout well suited to families, guests or those working from home. The property has also benefited from newly installed windows, new carpets and a boiler installed approximately three years ago. Outside, there is driveway parking to the front for one car, plus a shared parking space with the neighbouring property, while the rear garden has been designed for ease of maintenance including decking and artificial grass, providing an outdoor space that can be enjoyed with minimal upkeep.

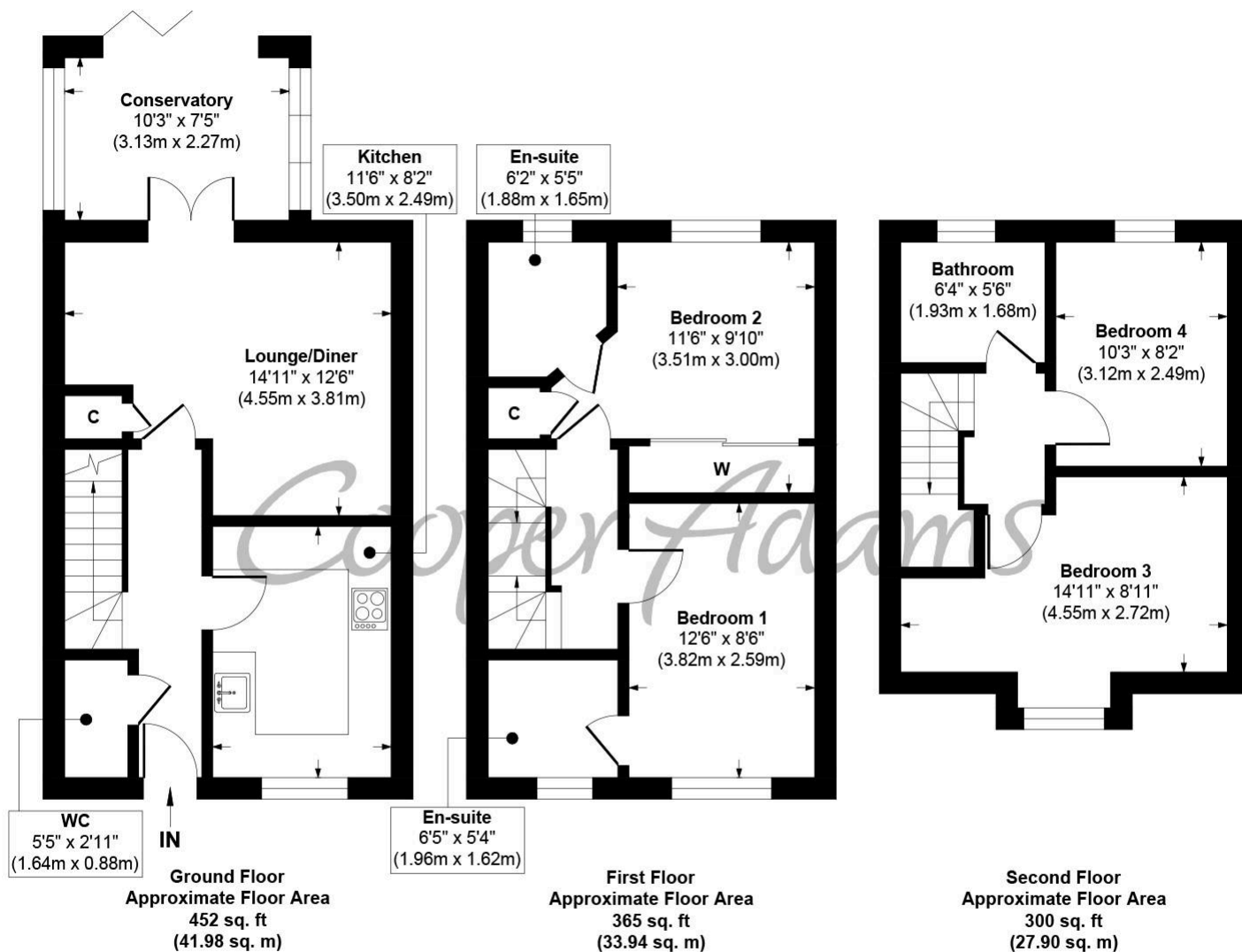
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.*



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.*





**Hollist Chase, Littlehampton**

**Approx. Gross Internal Floor Area 1117 sq. ft / 103.82 sq. m**

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

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Council Tax band: D, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

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](http://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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