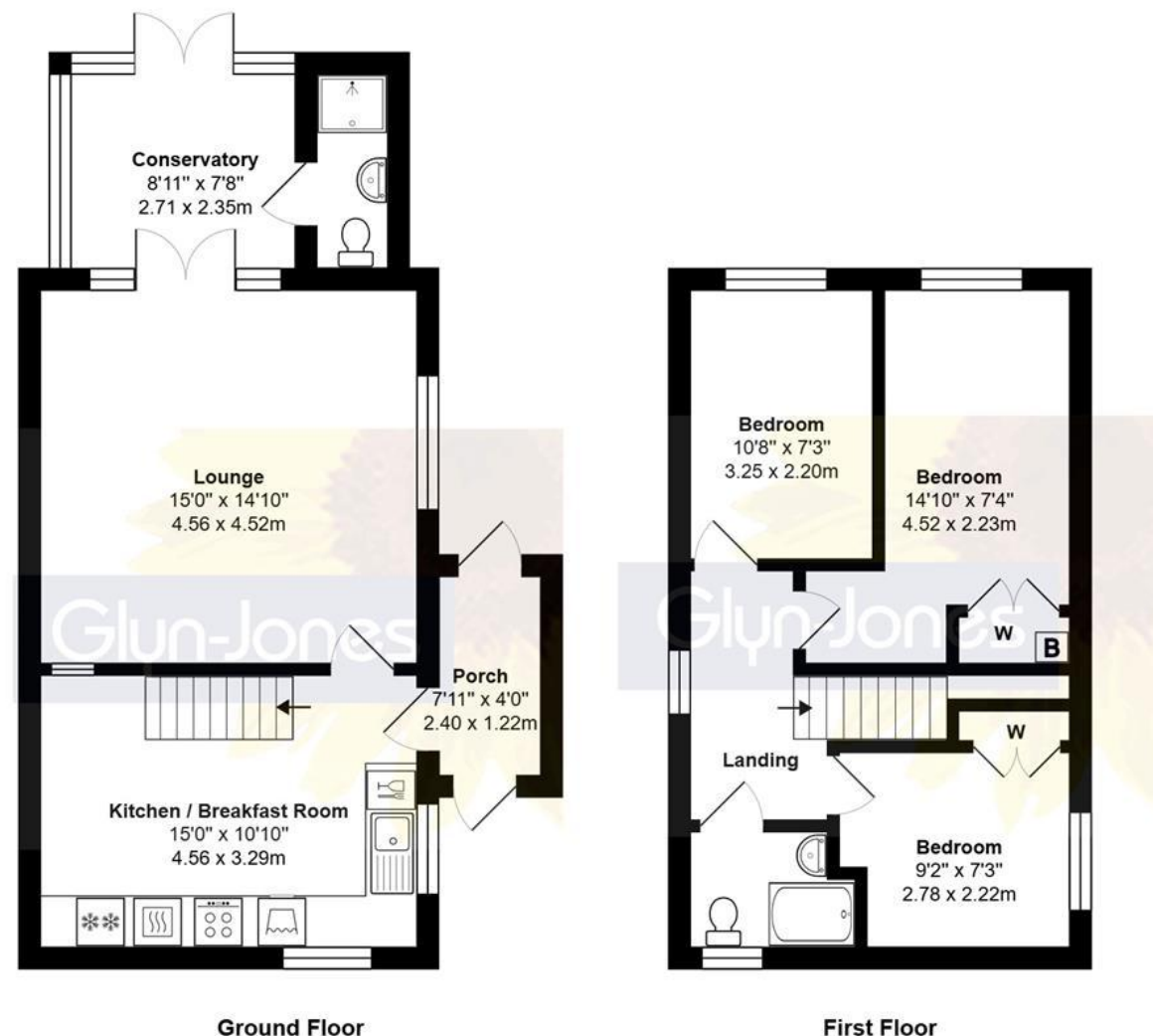




Total Area: 933 ft² ... 86.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Energy Efficiency Rating: D

Council Tax Band: C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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La Cachette, 45 Western Road, Littlehampton BN17 5PG £300,000 – Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this charming and truly unique character cottage, known as La Cachette, a beautifully tucked-away three bedroom home ideally positioned within close proximity to the beach and town centre.

The vendors have commented the property is the former home of Rose Gooding, the real-life figure at the heart of the Littlehampton Libels case – the true story behind the 2024 Netflix film Wicked Little Letters, starring Olivia Colman and Jessie Buckley

Believed to date back to the 1800s and situated within a sought after conservation area, this enchanting attached cottage effortlessly blends period charm with modern convenience. The property boasts a wealth of character features, most notably the striking exposed stone walls found in both the kitchen and the living room, adding warmth and a distinctive sense of history to the home. The ground floor accommodation is both inviting and practical, comprising a feature living room that provides a cosy yet characterful space, alongside a well appointed kitchen/dining room fitted with a range of integral appliances. A bright and airy conservatory extends the living space further, providing a pleasant outlook over the garden. In addition, the ground floor benefits from a recently fitted, modern shower room, adding further convenience.

La Cachette, 45 Western Road, Littlehampton BN17 5PG
£300,000 – Freehold



Western Road in Littlehampton is a charming seaside street set within a designated conservation area, known for its character and well-preserved surroundings. Just a short walk from the beach and river, it offers a relaxed coastal atmosphere with a strong sense of place.

The road features a mix of traditional buildings, independent shops, and cafés, giving it a friendly, community feel. With its proximity to the seafront and its protected status, Western Road combines everyday convenience with the appeal of a classic English coastal setting.



To the first floor, there are three bedrooms all served by a family bathroom. A further feature to note is the first floor landing, which benefits from an attractive and unusual portal window, enhancing the property's individuality. Additional attributes include gas fired central heating, operated through 'Hive' and double glazing.

Externally, the property features a delightful enclosed walled cottage garden, thoughtfully arranged with raised flower beds and a charming summer house, creating an attractive and private outdoor space. A gate provides access to the front of the property.

