



Church Street, Littlehampton, BN17 5PX

Freehold

Four Bedrooms • Detached House • South-Facing Garden • Driveway for Multiple Cars • Utility Room • Three Reception Rooms • Ground-Floor Bedroom and Shower Room • Half a Mile to Littlehampton Town and Beach • Approx. 2046 sq. ft (190 sq. m)

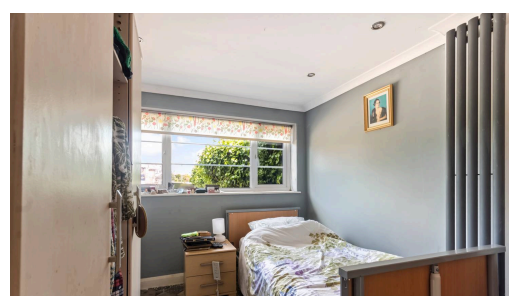
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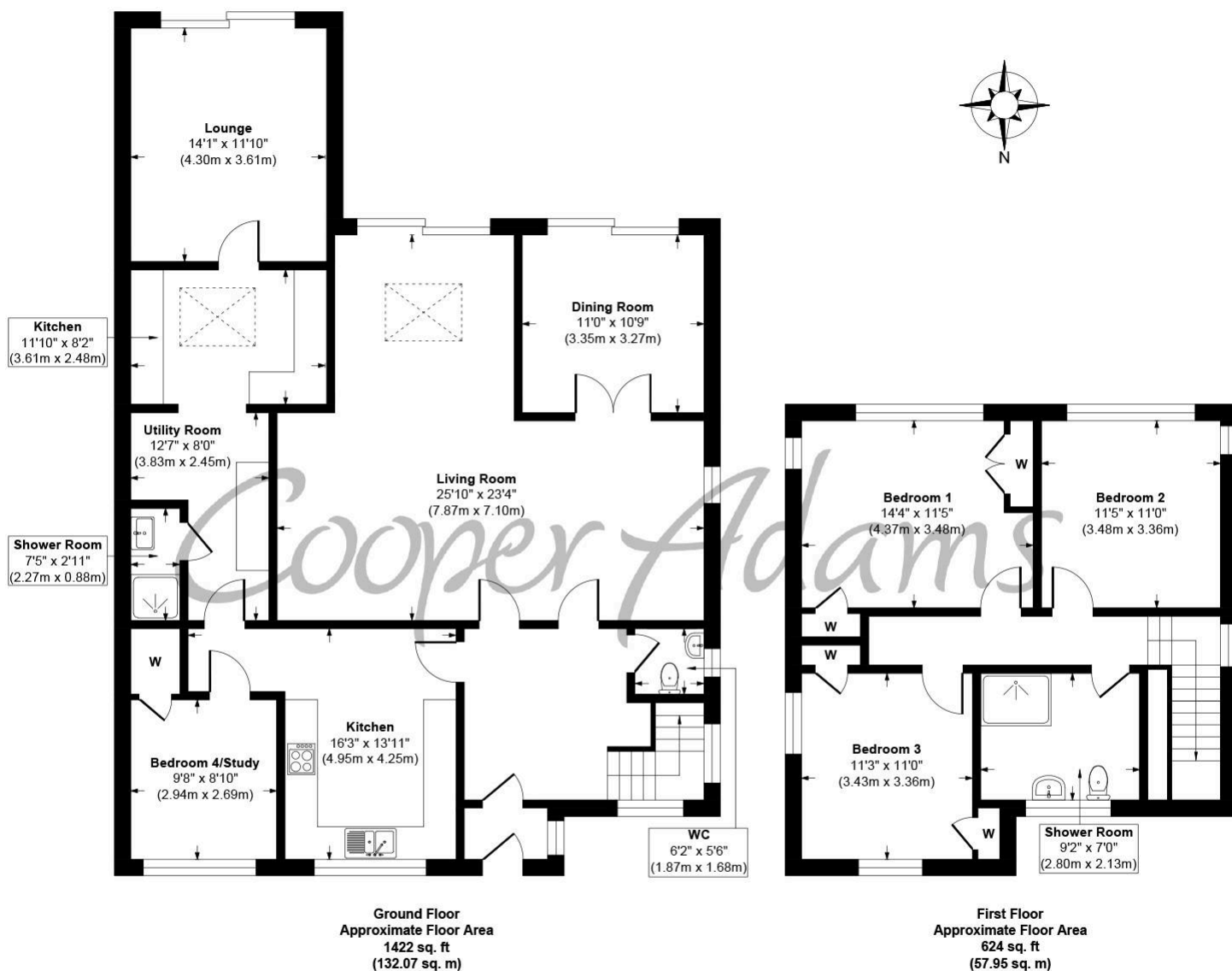
This detached four-bedroom house is located within half a mile of the seafront and offers flexible accommodation across two floors, along with driveway parking for multiple vehicles. The ground floor includes three reception rooms, including a 25ft living room and a separate dining room, which could be opened up to create a more open-plan layout if desired. To the rear of the property is an additional living room which could be sectioned off to create a more private annex-style space, as it adjoins a kitchen, utility room, bedroom and shower room. This layout lends itself well to multi-generational living or guest accommodation. The main kitchen is located to the front of the property, with integrated appliances, and space for a freestanding fridge/freezer. Upstairs are three further bedrooms and the main bathroom, fitted with a shower, WC and wash basin. Three out of the four bedrooms also benefit from built-in storage. Outside, there is a south-facing rear garden, perfect for family meals or relaxing in the sun.

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.





Church Street, Littlehampton
Approx. Gross Internal Floor Area 2046 sq. ft / 190.02 sq. m

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

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Council Tax band: F, 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. 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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