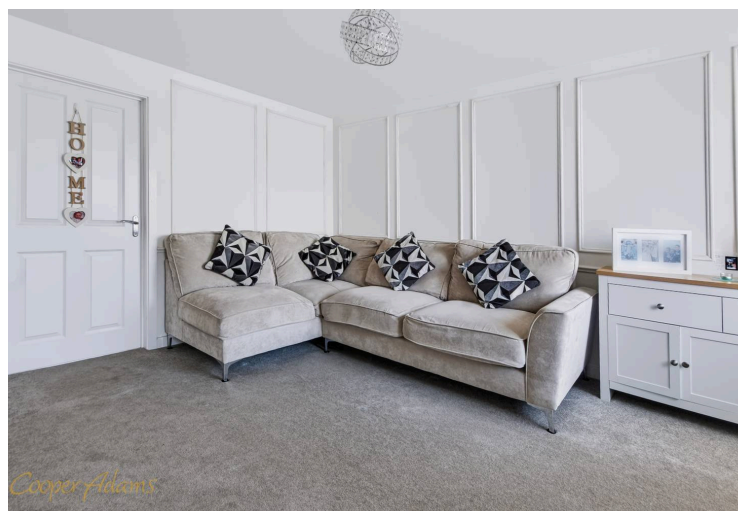




Hinchliff Drive, Littlehampton, BN17 7GB

Freehold

Three Bedrooms • A Semi-Detached House • En-Suite to Primary Bedroom • Larger than Average West-Facing Low Maintenance Garden • Kitchen Diner with Integrated Appliances • Driveway Parking for 2 Cars • Ground Floor Cloakroom • Local Amenities Less than a Mile Away • Less than Two Miles to Littlehampton Beach • Approx. 729 sq. ft (67.7 sq. m)

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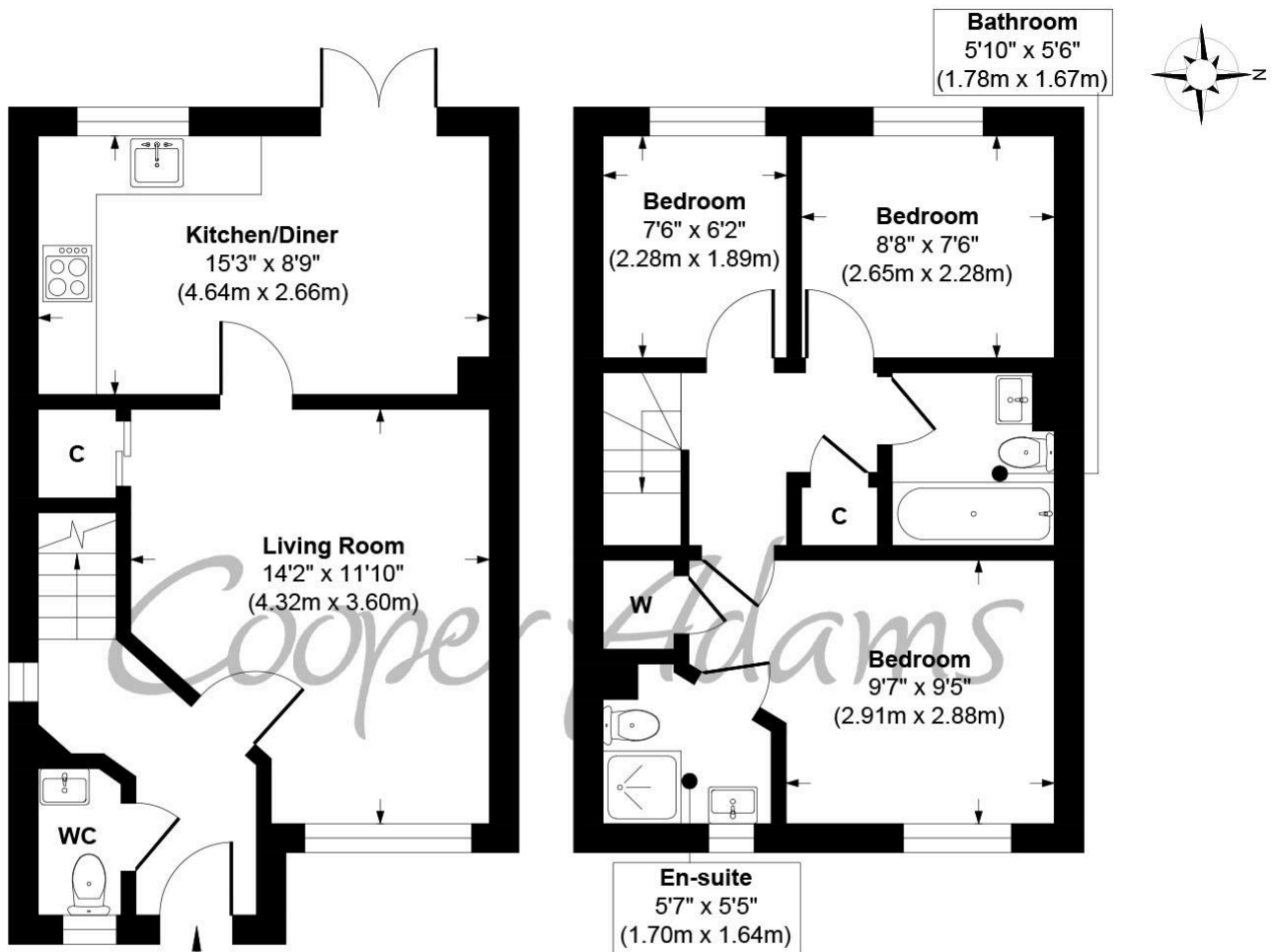
This semi-detached family home is perfect for first-time buyers, or those looking for a turn-key property. Internally, the kitchen/diner is fitted with integrated appliances and has space for a dining table, with French doors opening onto the west-facing garden, creating an easy connection between the house and outside. The living room has ample space for relaxing or entertaining with friends and family. A ground floor cloakroom completes this level. Upstairs there are three bedrooms, including a primary bedroom with its own en-suite shower room. The remaining two bedrooms are served by the family bathroom, with a storage cupboard located on the landing. Outside, the rear garden has been designed for low maintenance with artificial lawn and patio, while the front of the property provides private driveway parking for two cars. Local shops and other everyday amenities are less than a mile away, with schools, transport links, the beach and countryside also 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.



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.





IN
Ground Floor
 Approximate Floor Area
 376 sq. ft
 (34.91 sq. m)

First Floor
 Approximate Floor Area
 353 sq. ft
 (32.80 sq. m)

Hinchliff Drive, Littlehampton
Approx. Gross Internal Floor Area 729 sq. ft / 67.71 sq. m

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

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

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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