

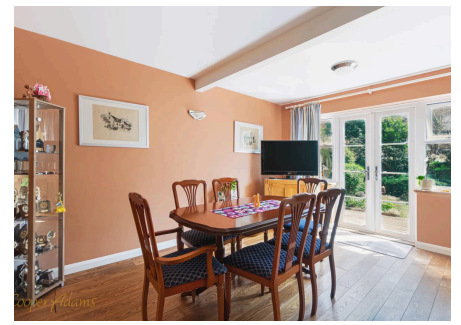
Irvine Road, Littlehampton, BN17 5JJ

Freehold

A Semi-Detached House • Four Bedrooms • South Facing Garden • En-Suite to Primary Bedroom • Driveway & Integral Garage • Dining Room & Workshop • Approximately 0.2 Miles to Littlehampton Beach • Just over Half a Mile to Littlehampton Station • Approx. 1766 sq. ft (164 sq. m)

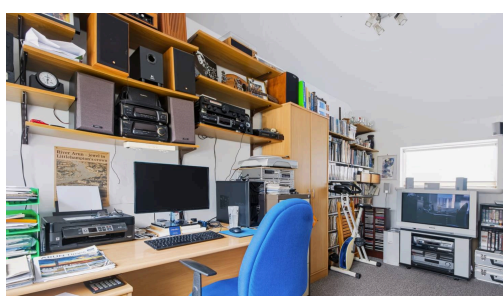
*Cooper Adams*

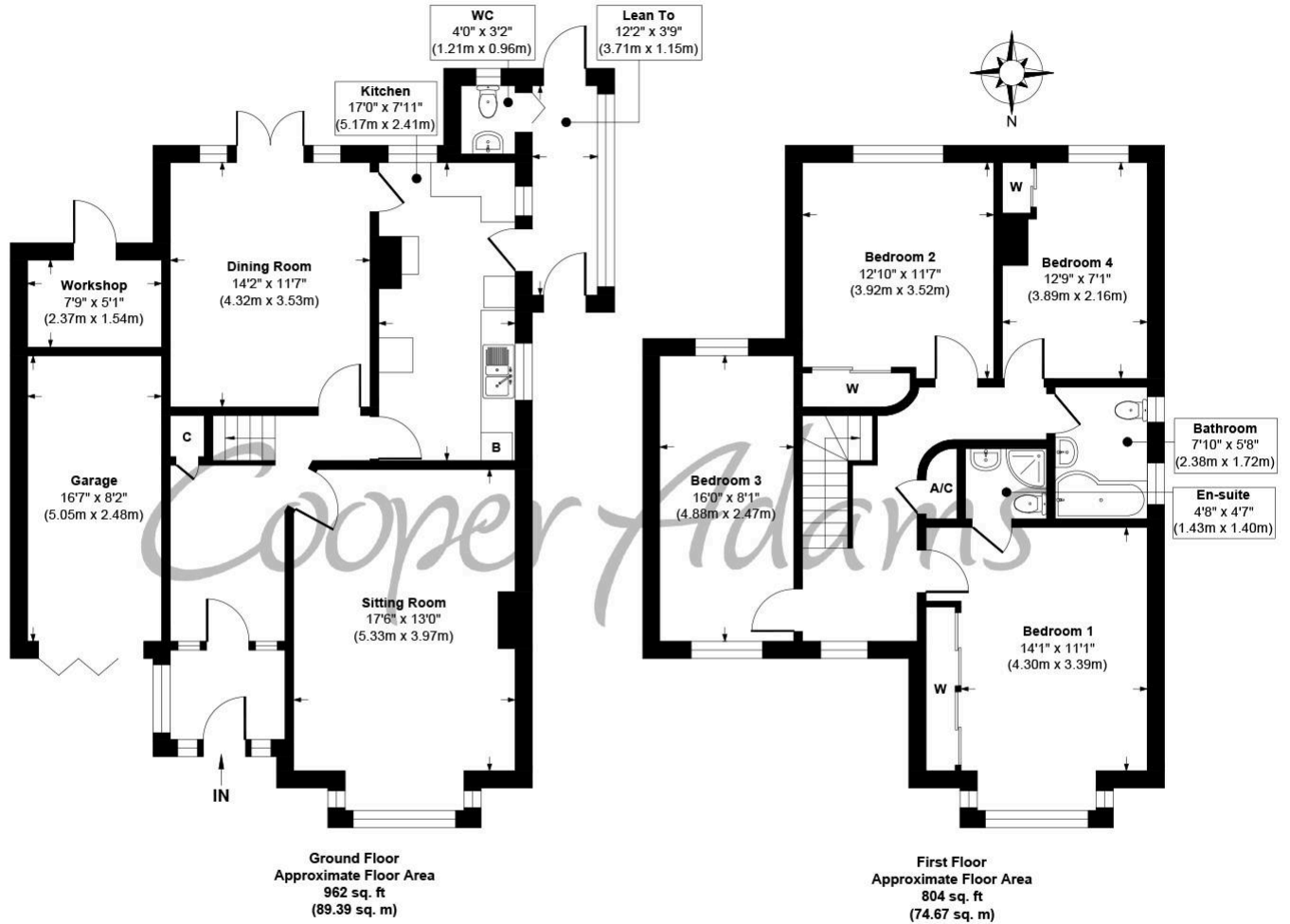
This four-bedroom semi-detached house includes a 17ft living room overlooking the front of the property, featuring a bay window and exposed beams, alongside a separate dining room. The galley kitchen offers ample cupboard and worktop space, partially integrated appliances, and access to the garden via the cloakroom and lean-to. Upstairs, there are four well-proportioned bedrooms. The primary bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Outside, the south-facing rear garden provides space to relax, entertain and enjoy throughout the day. It is enclosed by mature shrubs and bushes, creating a good degree of privacy and seclusion. To the front, a driveway provides off-road parking and leads to the integral garage, offering additional parking and storage. To the rear of the garage is a separate workshop, providing useful space for hobbies, storage or DIY projects. The property is located approximately 0.2 miles from Littlehampton Beach and just over half a mile from Littlehampton railway station, placing the seafront, town centre amenities and transport links within easy reach.



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.*





**Irvine Road, Littlehampton**  
**Approx. Gross Internal Floor Area 1766 sq. ft / 164.06 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: D, 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](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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