



## Compass Close, Littlehampton, BN17 6SA

Freehold

- Two Bedrooms
- A Semi-Detached Family Home
- Driveway for Multiple Cars
- RECENTLY INSTALLED BOILER
- Conservatory
- Fantastic for First Time buyers!
- Close to Local Amenities and Schools
- Approx. 686 sq. ft (63.7 sq. m)

*Cooper Adams*

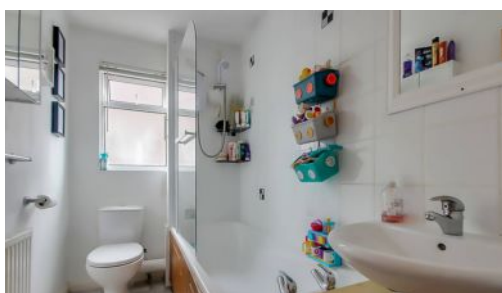
This two bedroom semi-detached family home is ideally situated in a quiet residential close. Perfect for first-time buyers, this delightful property boasts a south-facing lounge, a kitchen with ample storage and worktop space, and a conservatory that opens out to the garden – ideal for relaxing or entertaining family and friends. Upstairs offers two bedrooms and a family bathroom. The home also features a new boiler. Externally, the property benefits from a driveway providing parking for multiple vehicles, while the rear garden offers a mix of patio, lawn and decking areas. Conveniently located close to local amenities, shops, and schools, this charming home is perfect for individuals, couples or young families.

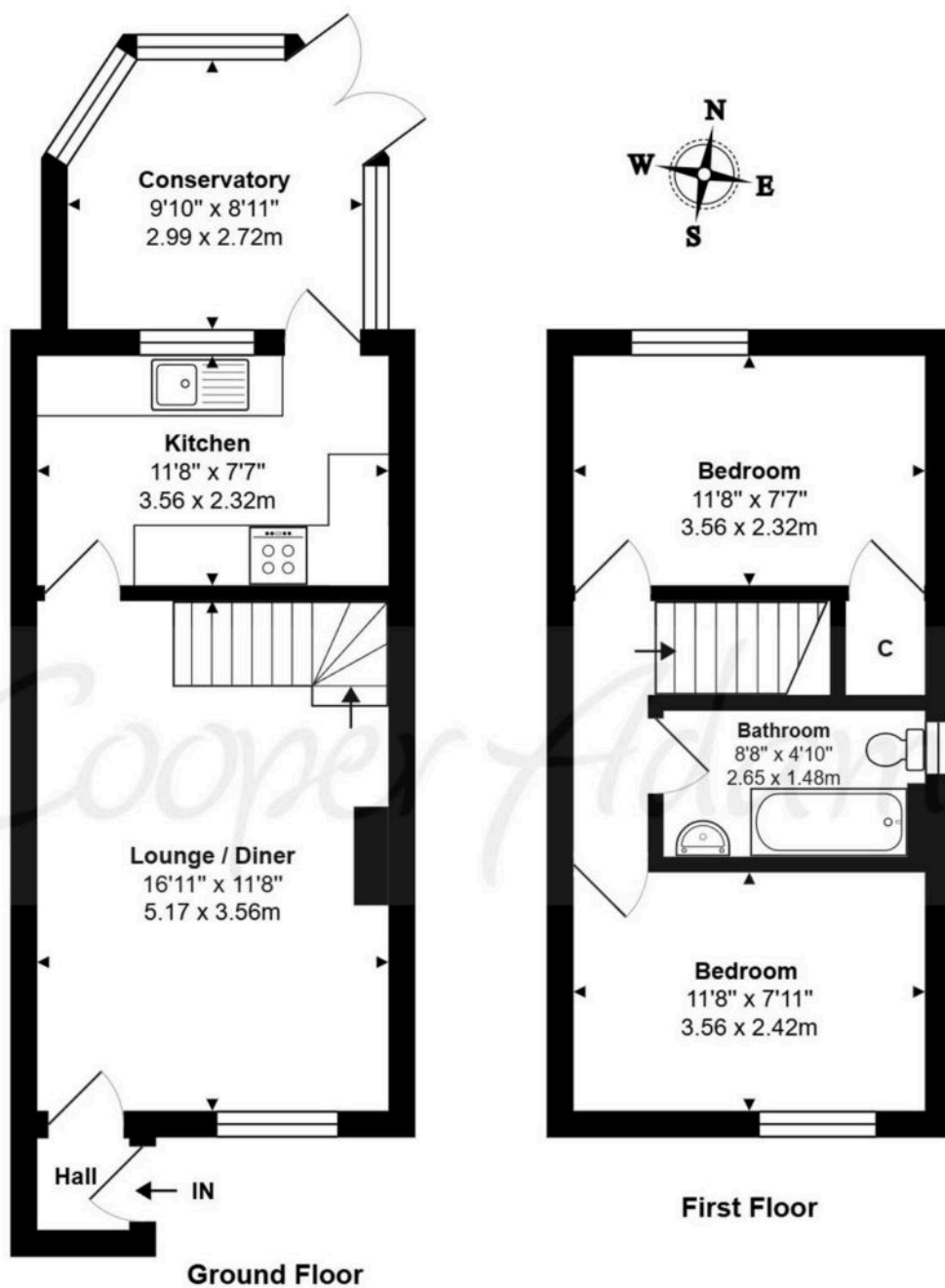
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



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.





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Total Area: 686 ft<sup>2</sup> ... 63.7 m<sup>2</sup>

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 2025

Council Tax band: B, EPC Energy Efficiency 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.