



## Cheal Way, Littlehampton, BN17 6FL

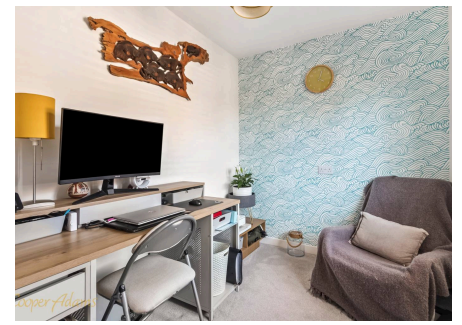
Freehold

Four Bedrooms • A Semi-Detached Townhouse • Allocated Parking Space • En-suite to Primary Bedroom • West-Facing Low Maintenance Garden • Triple Aspect Lounge/Kitchen • Open-Plan Living Areas • Primary & Secondary Bedrooms with Built-in Storage • Within Walking Distance to Local Parks • Approx. 1077 sq. ft (100 sq. m)

*Cooper Adams*

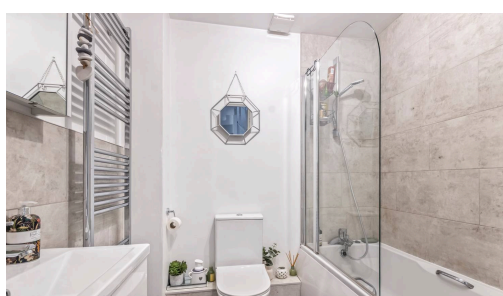
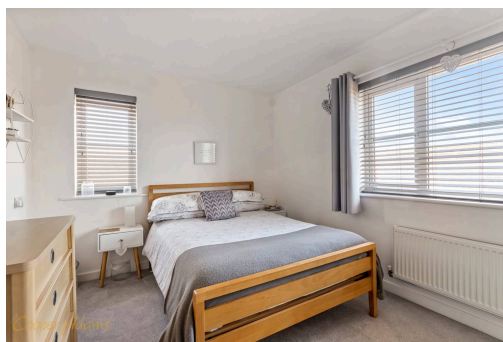
This four-bedroom semi-detached townhouse is arranged across three floors and offers contemporary living space with modern interiors throughout. The ground floor is centered around a 24ft triple-aspect lounge/kitchen, providing a bright open-plan living area with space for seating, dining and cooking. The kitchen is fully integrated and designed with practicality in mind for a breakfast bar, while the layout works equally well for everyday living and entertaining. Doors open directly onto the west-facing rear garden, which has been designed for low maintenance and includes a timber-built workshop with power. On the first floor, is the third and fourth bedrooms, with a family bathroom along the landing. The top floor is arranged with the primary and secondary bedrooms, both including built-in wardrobes and an en-suite shower room to the primary bedroom. Further benefits include an allocated parking space to the rear of the property, and gas central heating. The property is located within walking distance of local parks and a short drive from local schools.

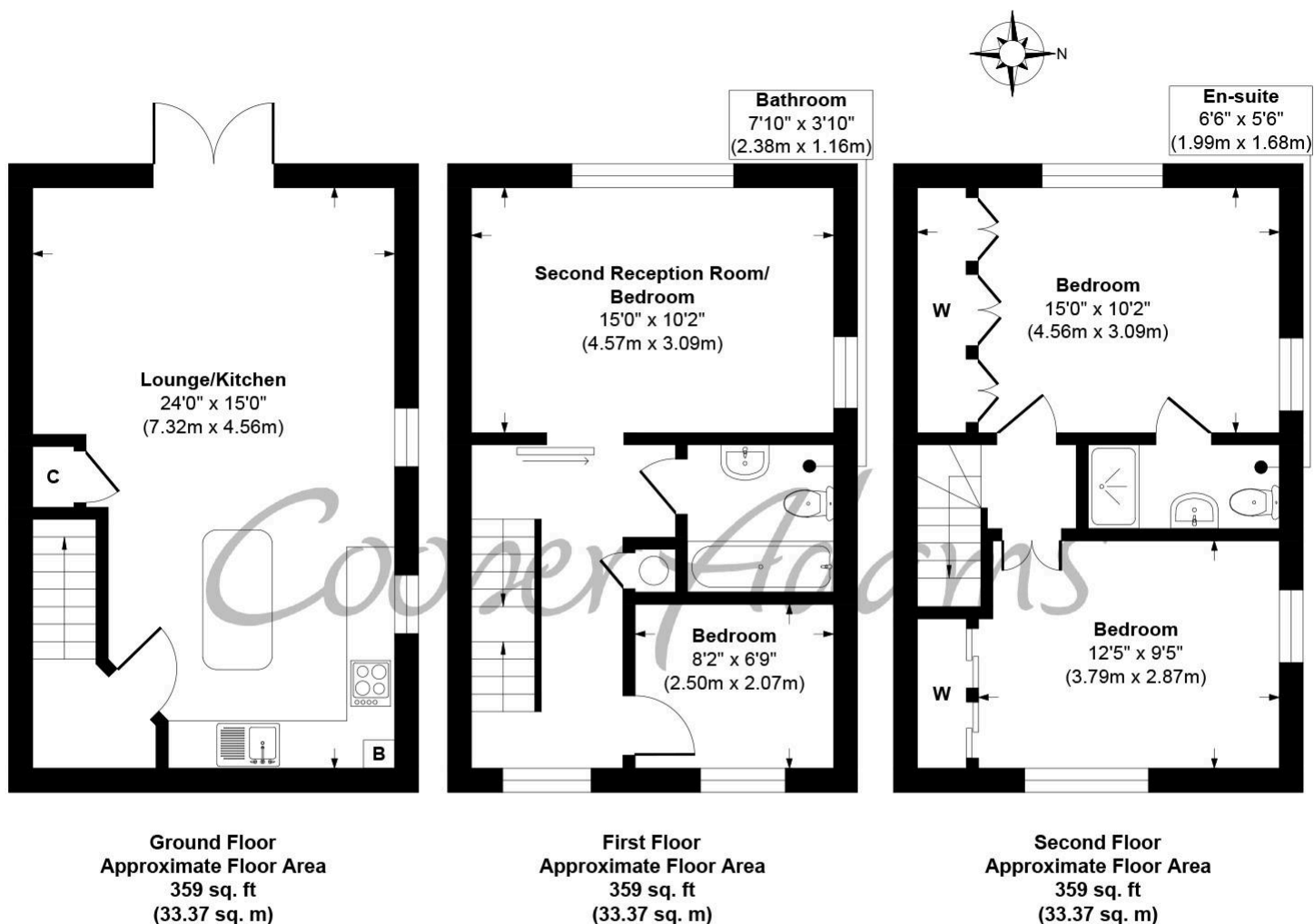
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.*



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.

*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.*





**Cheal Way, Littlehampton**  
**Approx. Gross Internal Floor Area 1077 sq. ft / 100.11 sq. m**

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

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Council Tax band: D, 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](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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