



Fairway, Littlehampton, BN17 6PY

Freehold

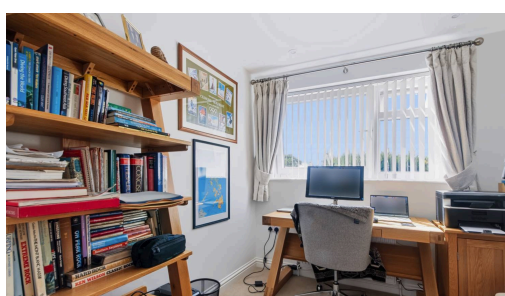
Three Bedrooms • Detached House • No Onward Chain • Primary Bedroom with En-Suite • Low Maintenance West-Facing Garden with Large Summer House • Driveway & Garage with Utility Room • Approximately a 25 Minute Walk to both Littlehampton & Rustington Village • Approximately 0.3 Miles to Littlehampton Beach • Under 200 Meters to Mewsbrook Park, Tescos Express & Boots Pharmacy • Approx. 1578 sq. ft (146 sq. m)

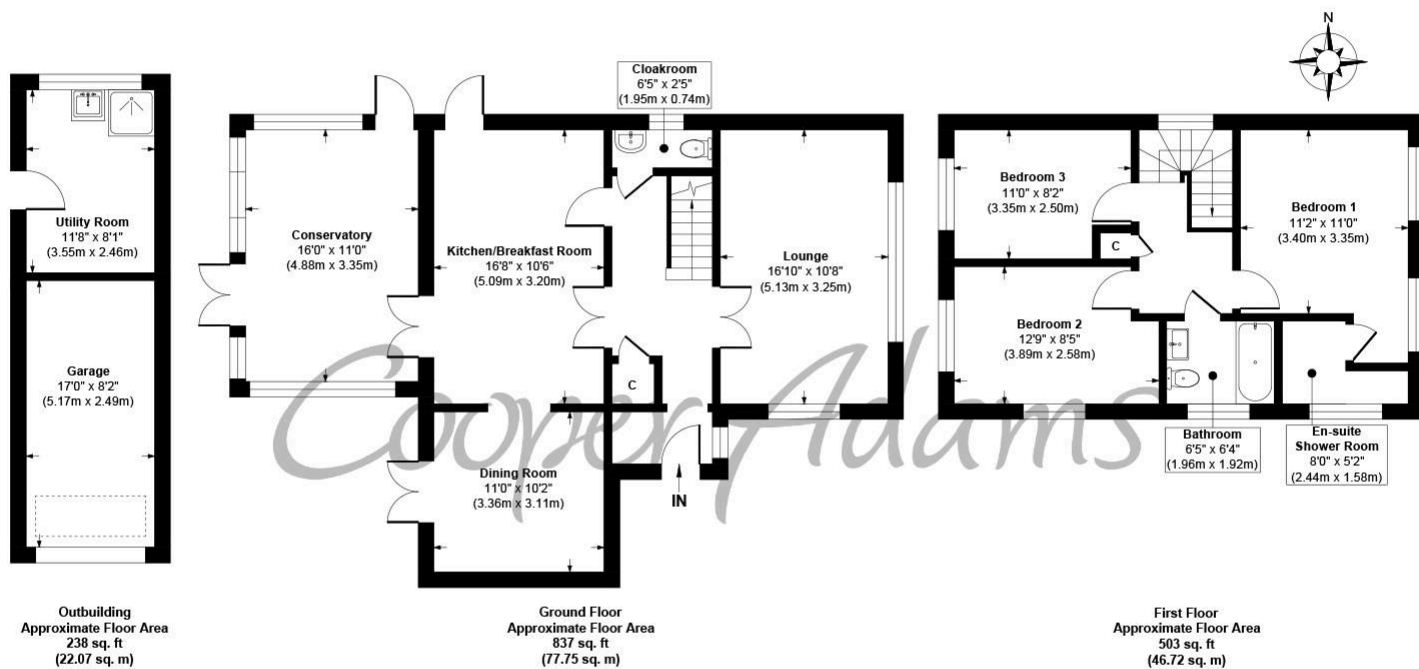
Cooper Adams

This detached house is offered for sale with no onward chain and is situated less than 200 metres from Mewsbrook Park and approximately 0.3 miles from Littlehampton seafront. The location provides convenient access to local amenities such as Tesco's Express and Boots Pharmacy, transport links and a range of coastal walks. Internally, the ground floor includes a dual aspect lounge and a gas fire. Across the hall is a separate dining room and a kitchen/breakfast room measuring over 16ft in length. A west-facing conservatory to the rear provides additional living space and overlooks the garden, while a cloakroom completes the ground floor. Upstairs, there are three bedrooms, including a primary bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom. Outside, the rear garden has a westerly aspect and has been designed for ease of maintenance with patio and artificial lawn. A substantial summer house provides useful additional space that could suit a range of purposes, from hobbies and storage to a home office. To the front, a driveway leads to the detached garage, which benefits from an adjoining utility room.



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.





Fairway, Littlehampton
Approx. Gross Internal Floor Area 1578 sq. ft / 146.54 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: C, 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. 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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