



## Timberleys, Littlehampton, BN17 6QD

Freehold

Two Double Bedrooms • End of Terrace House • West-Facing Garden • New Kitchen 3 Years Ago with Integrated Appliances • Open-Plan Lounge Diner • Garage En-Bloc • Close to Local Amenities • Easy Access to Transport Links such as A259 and A27 • Approx. 724 sq. ft (67.3 sq. m)

*Cooper Adams*

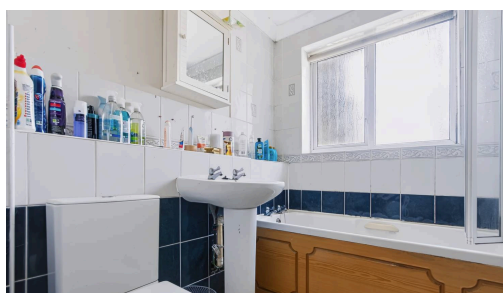
This end-of-terrace house offers two double bedrooms, a contemporary kitchen and an open-plan living and dining area. The ground floor centres around a dual-purpose lounge diner with doors opening directly onto the rear garden. The kitchen was replaced approximately three years ago and includes a range of integrated appliances, providing practical workspace and storage. Upstairs, there are two double bedrooms and a bathroom, with both bedrooms offering comfortable accommodation for everyday living. Outside, the rear garden has a westerly aspect and provides a mix of patio and planting areas. The property also benefits from a garage located within a nearby block. The house is situated within reach of local shops, amenities and transport links such as the A259 and A27, making it a practical option for first-time buyers, downsizers and investors alike.

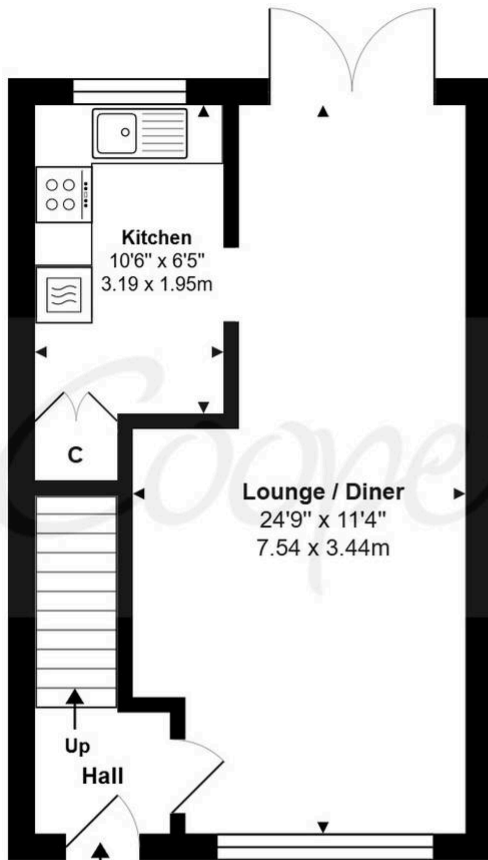
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.*



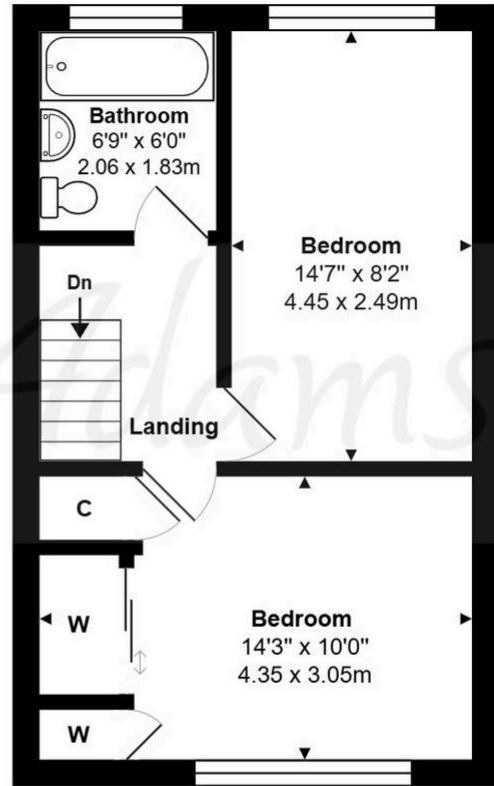
Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.

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





Ground Floor



First Floor

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Total Area: 724 ft<sup>2</sup> ... 67.3 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 2026

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.

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