



Falkland Avenue, Littlehampton, BN17 6AB

Freehold

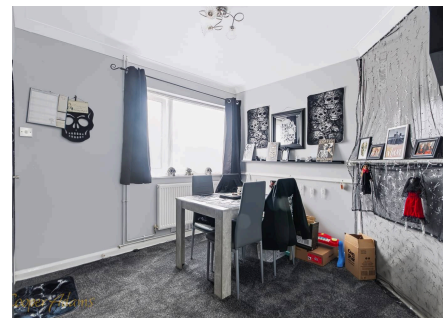
Three Bedrooms • A Semi-Detached House • Conservatory • Plenty of Potential to Extend • Large Driveway for Multiple Vehicles • Views Overlooking Southfields Park • Large Rear Garden (approx. 60ft) • Less than Half a Mile to The Littlehampton Academy • Approx. 1017 sq. ft (94.5 sq. m)

Cooper Adams

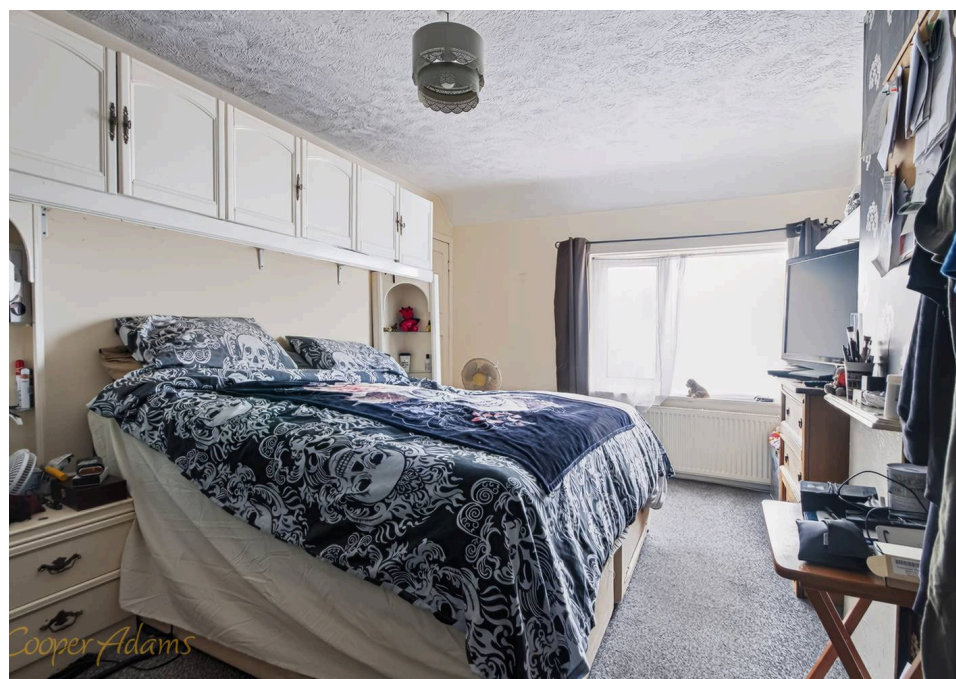
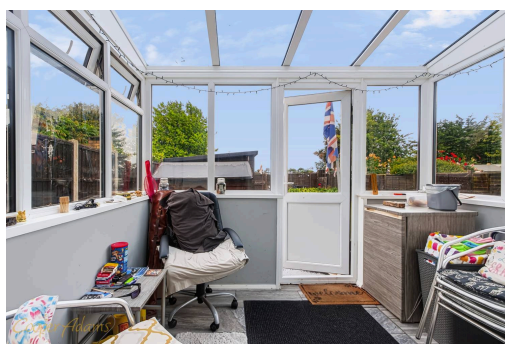
This three-bedroom semi-detached house overlooks Southfields Park and offers scope for modernisation and extension, subject to any necessary consents. The ground floor includes a living room with separate dining room, kitchen, conservatory and family bathroom. The first floor comprises of three bedrooms. Outside, the property benefits from a large driveway providing off-road parking for multiple vehicles. To the rear is a garden measuring approximately 60ft in length, offering ample outdoor space and potential for landscaping. The property is situated less than half a mile from The Littlehampton Academy and within reach of local amenities.

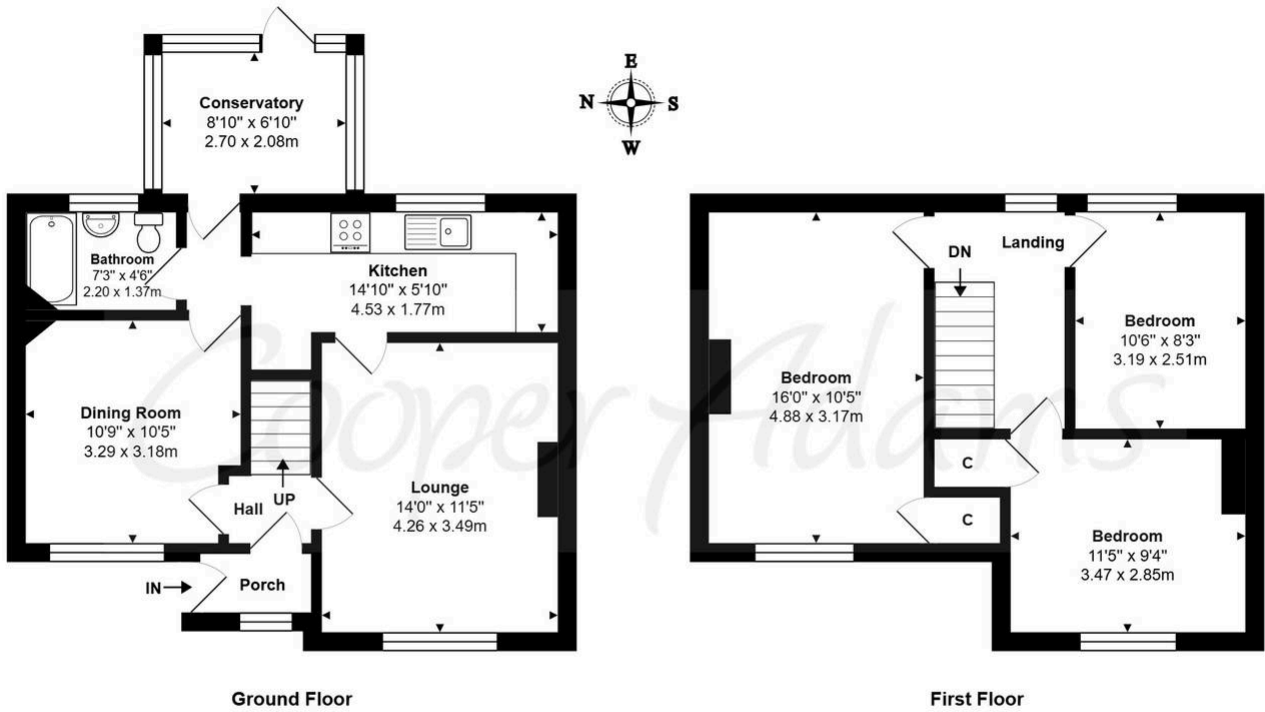
On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.

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



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.





Ground Floor

First Floor

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Total Area: 1017 ft² ... 94.5 m²

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: 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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