



Barn Close, Littlehampton, BN17 6JU

Freehold

A Detached Bungalow • Spacious 21ft Living Room • Two Bedrooms • Study/Playroom • Driveway for Three Cars • Conservatory • Large 100ft Garden • Workshop, Storage Room & Outbuilding • Potential for Extending (subject to planning permissions) • Approx. 1444 sq. ft (135 sq. m)

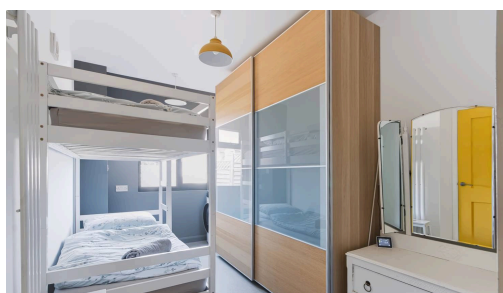
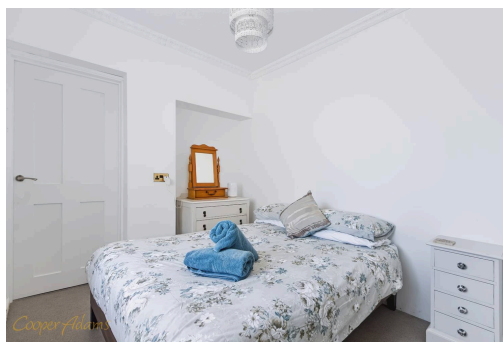
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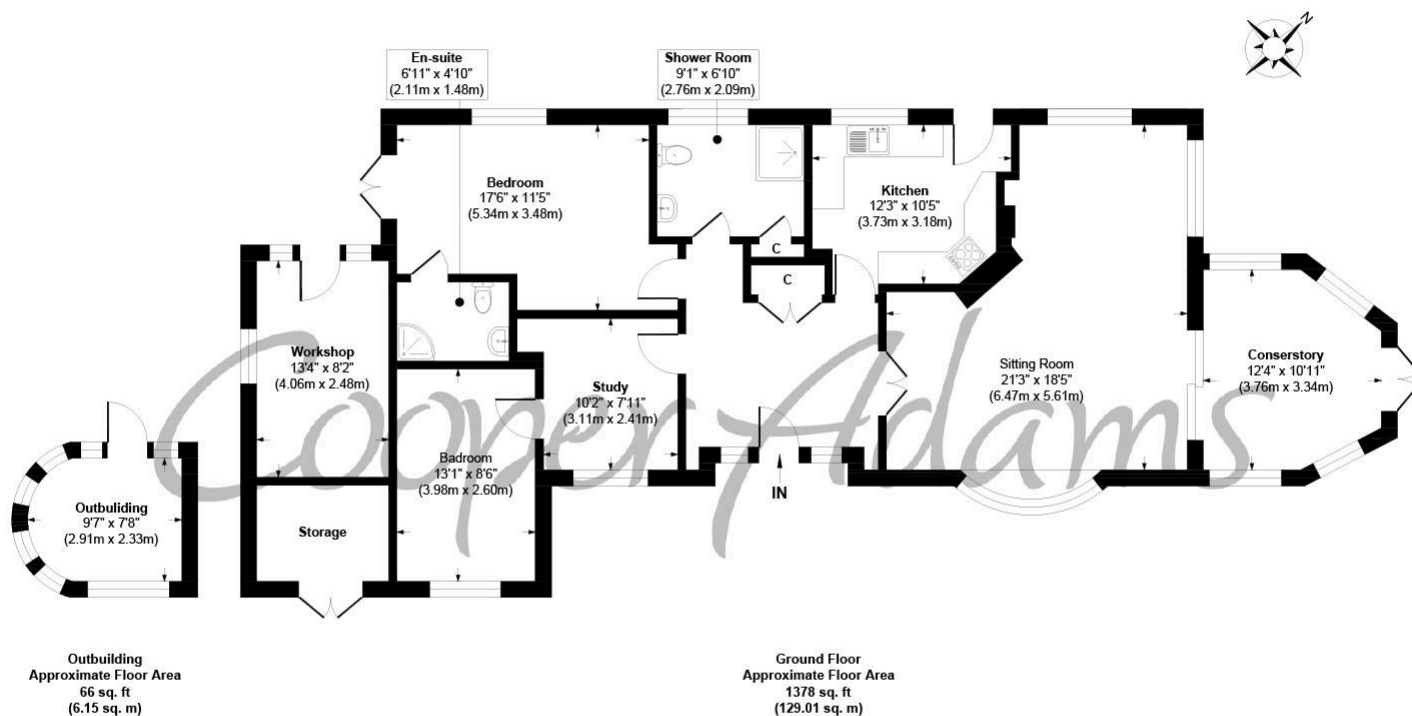
This detached bungalow offers a flexible layout with over 1,400 sq ft of accommodation, complemented by a large rear garden. At the heart of the home is a 21ft living room featuring a dual aspect and bay window, which flows into the conservatory overlooking the garden. Adjoining the living room is the kitchen, which offers space for freestanding appliances. There are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a separate shower room serves the remainder of the property. A study provides the option for a home office or playroom. Outside, the rear garden extends to approximately 100ft, offering generous space for seating, planting or entertaining. In addition, there is a workshop, storage room and detached outbuilding, providing practical space for hobbies, storage or a range of other uses. The property also offers scope to extend to the side or into the loft, subject to the necessary planning permissions. To the front, a driveway provides off-road parking for up to three vehicles. Situated within a residential cul-de-sac, the property offers spacious single-storey accommodation, versatile living space and a substantial rear garden.



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.

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.





Barn Close, Littlehampton
Approx. Gross Internal Floor Area 1444 sq. ft / 135.16 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: E, EPC Environmental Impact Rating: E

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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