



North Street, Littlehampton, BN17 6JH

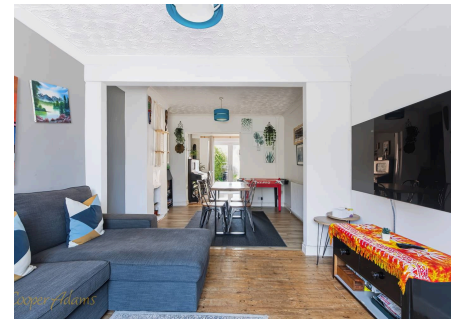
Freehold

Three Bedrooms • A Mid-Terraced House • No Onward Chain • Open-Plan Living Areas • Large 15ft Loft Room • Driveway • Low Maintenance Rear Garden • Fantastic First Home or Investment Opportunity • Approx. 1275 sq. ft (118 sq. m)

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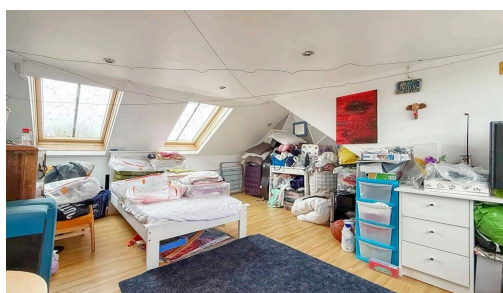
This mid-terraced house is offered for sale with no onward chain and provides flexible accommodation arranged over three floors. The ground floor features a front-facing lounge which opens through to a separate dining room, creating connected living and entertaining space. To the rear, the kitchen leads through to a breakfast room and adjoining sun room, providing additional day-to-day living space with access to the garden. On the first floor are three bedrooms and a family bathroom. A staircase continues to the second floor where a 15ft loft room offers useful additional space, suitable for a variety of uses such as a home office, playroom or guest room. Outside, the front of the property benefits from driveway parking and the rear garden has been designed for ease of maintenance. This property would be perfect for first-time buyers or investors.

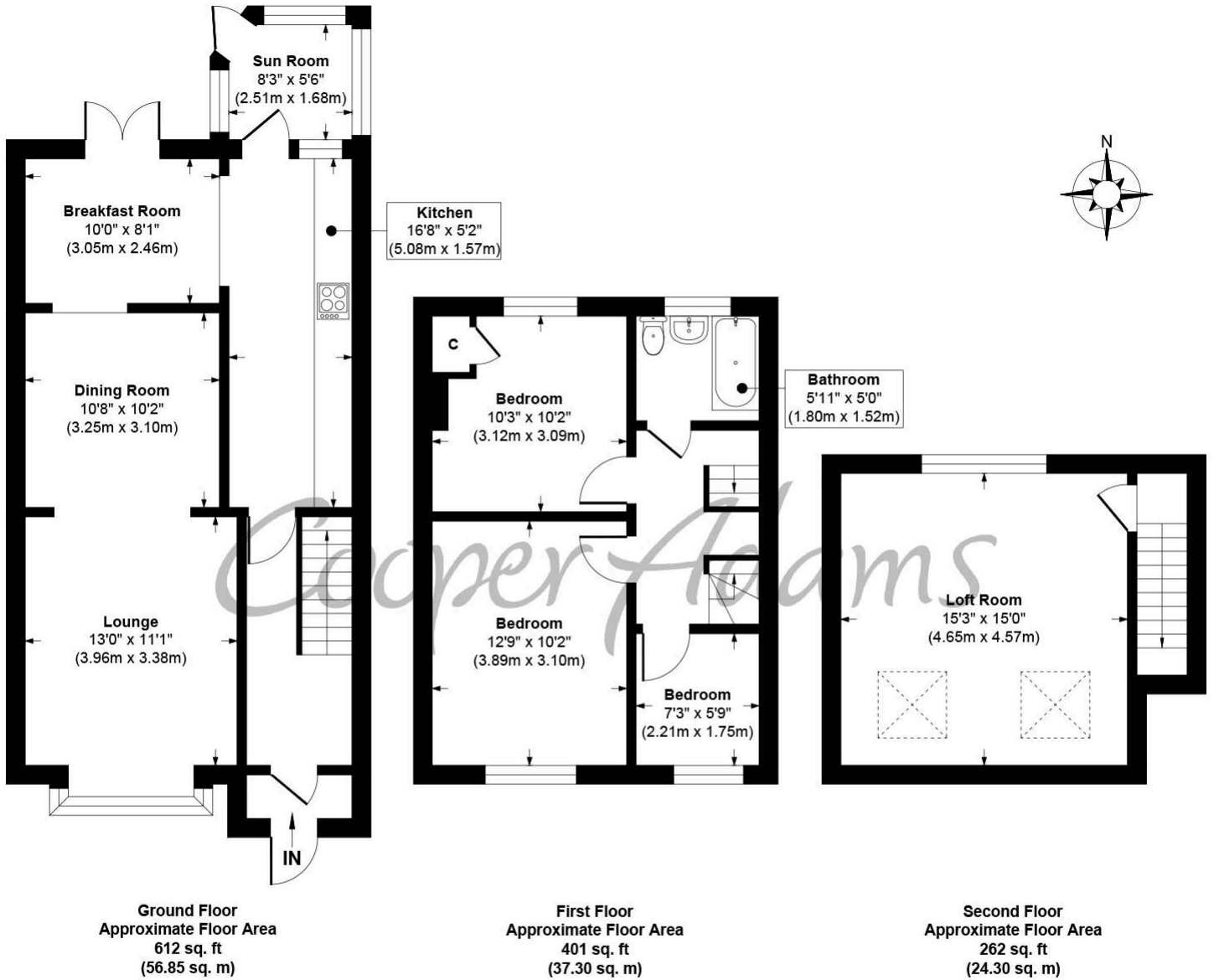
On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.



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
Approximate Floor Area
612 sq. ft
(56.85 sq. m)

First Floor
Approximate Floor Area
401 sq. ft
(37.30 sq. m)

Second Floor
Approximate Floor Area
262 sq. ft
(24.30 sq. m)

North Street, Littlehampton
Approx. Gross Internal Floor Area 1275 sq. ft / 118.45 sq. m

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

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Council Tax band: B, 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. 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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