



Horsham Road West, Littlehampton, BN17 6DL

Freehold

A Semi-Detached House • Three Bedrooms • Solar Panels • EV Charging Point • Large Driveway for 4 Cars & Garage • New Carpets & Windows • Conservatory • Close to Bus links and Access to A259 • Approx. 1055 sq. ft (97.9 sq. m)

Cooper Adams

This attractive three-bedroom semi-detached house has been updated in recent years, including new windows, carpets, and solar panels. Internally, the ground floor comprises a spacious living room, a kitchen overlooking the rear garden, and a conservatory providing additional reception space with direct access outside. Upstairs, there are two double bedrooms and a single bedroom, all benefiting from built-in storage, along with a contemporary family bathroom. Outside, the front of the property provides a large driveway with off-road parking for up to four vehicles, alongside a garage and EV charging point. The rear garden combines lawn and patio areas, creating space to relax, entertain or for children to play, while remaining easy to maintain. It also features two mature cherry trees and a plum tree. The property is conveniently located close to local bus routes and offers straightforward access to the A259 for travel along the coast and to neighbouring towns.

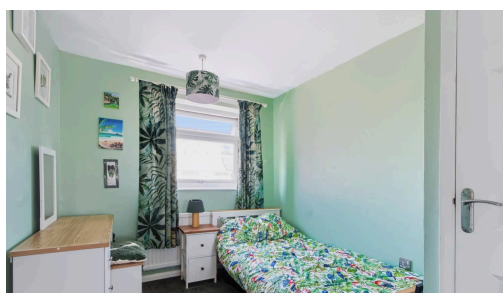
On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.

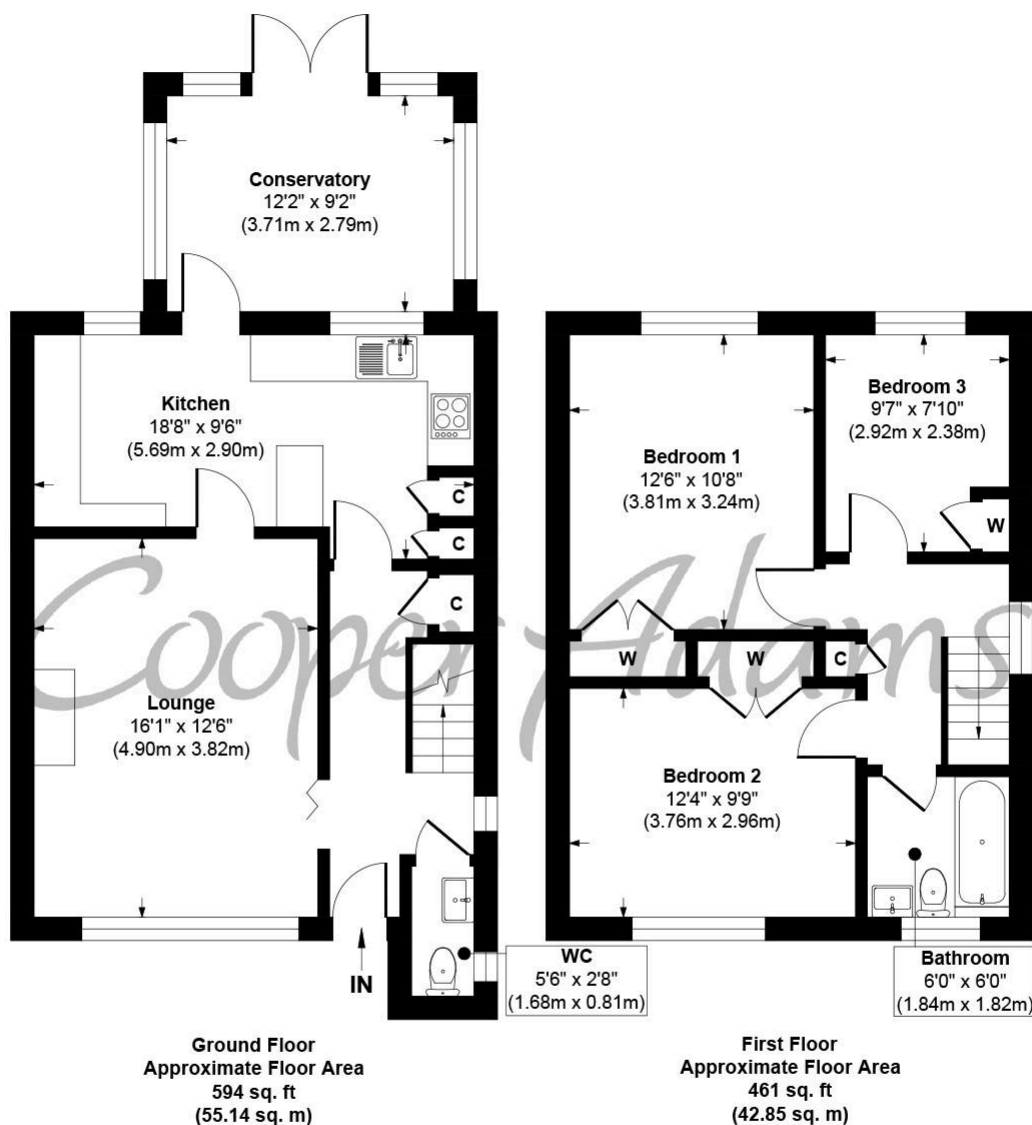
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts



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.

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





Horsham Road West, Littlehampton
Approx. Gross Internal Floor Area 1055 sq. ft / 97.99 sq. m

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

Copyright © Cooper Adams

Council Tax band: B, EPC Energy Efficiency Rating: D, 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.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com