

## Steele Crescent, Littlehampton, BN17 6GN

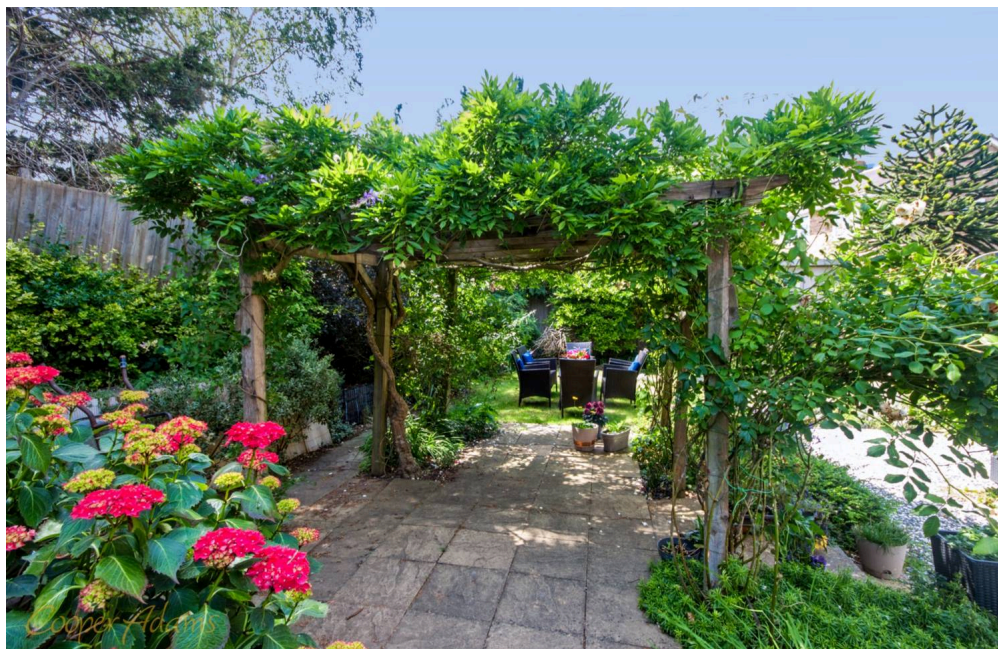
Freehold

A Detached Townhouse • Five Bedrooms • Driveway Parking for up to 3 Cars • Garage • South-Facing Garden • Mezzanine Level Snug/Bedroom • Home Office/Study • Approx. 1662 sq. ft (154 sq. m)

*Cooper Adams*

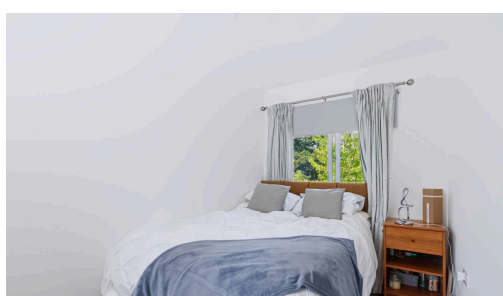
This detached townhouse is arranged across three floors, providing flexible living space for growing families and those working from home. The ground floor centres around a 19ft living/dining room with direct access to the south-facing garden, alongside a modern kitchen, cloakroom and a separate study/home office. On the first floor, the primary bedroom benefits from an en-suite shower room, while an additional bedroom and mezzanine-level snug provide versatile space that could be used as a reading area, playroom or guest bedroom. The second floor offers two further bedrooms served by a family bathroom. Outside, the south-facing rear garden provides space to enjoy throughout the day, while the front offers driveway parking for up to three vehicles and access to a detached garage. Situated within a modern residential development, this five-bedroom home combines flexible accommodation with practical everyday living.

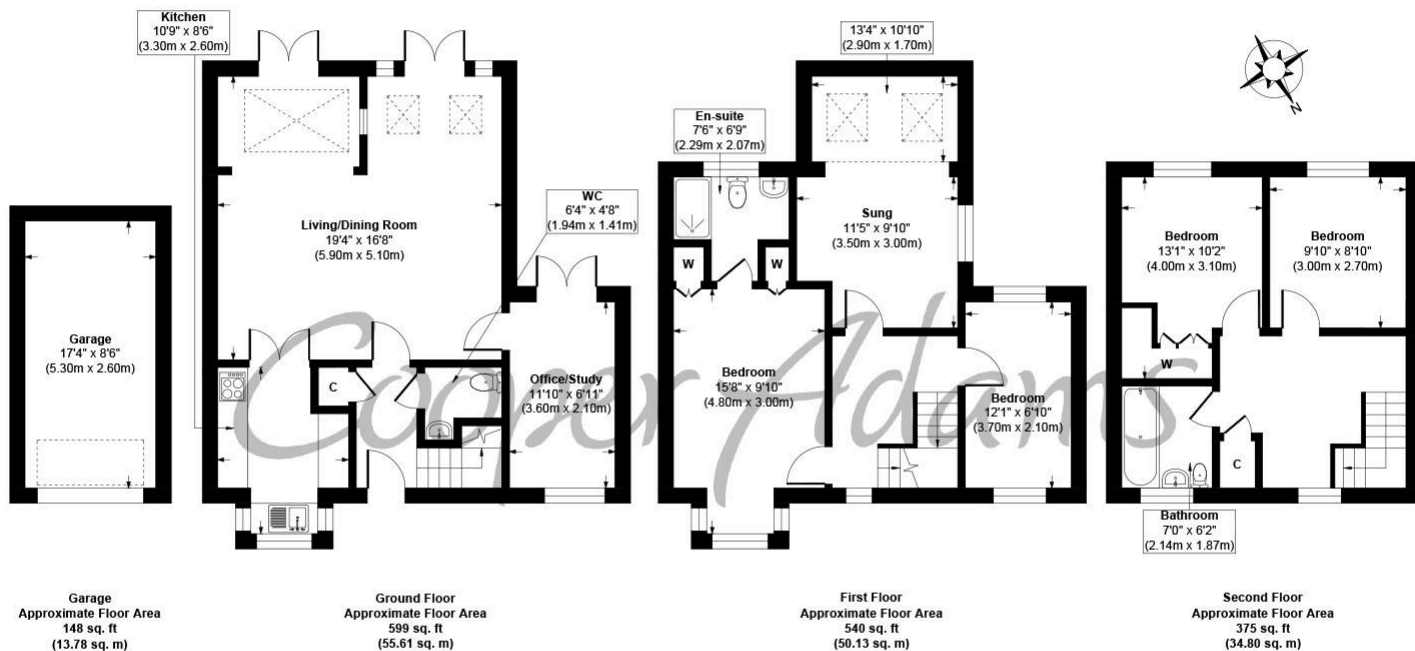
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.*



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.*





**Steele Crescent, Littlehampton**  
**Approx. Gross Internal Floor Area 1662 sq. ft / 154.32 sq. m**

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

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Council Tax band: F, 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](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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