

## Norfolk Gardens, Littlehampton, BN17 5PE

Freehold

An Immaculately Presented Mid-Terrace House • South-Facing Garden • Recently Refurbished Throughout • Modern Kitchen with Integrated Appliances • Open-Plan Living • Located Close Littlehampton Beach • Approx. 734 sq. ft (68 sq. m)

*Cooper Adams*

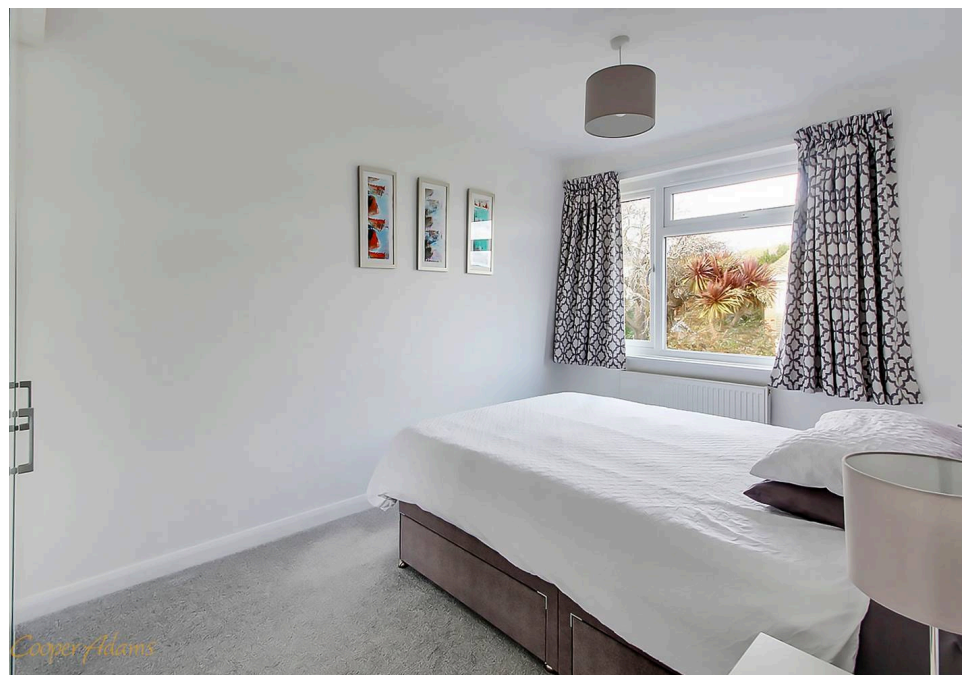


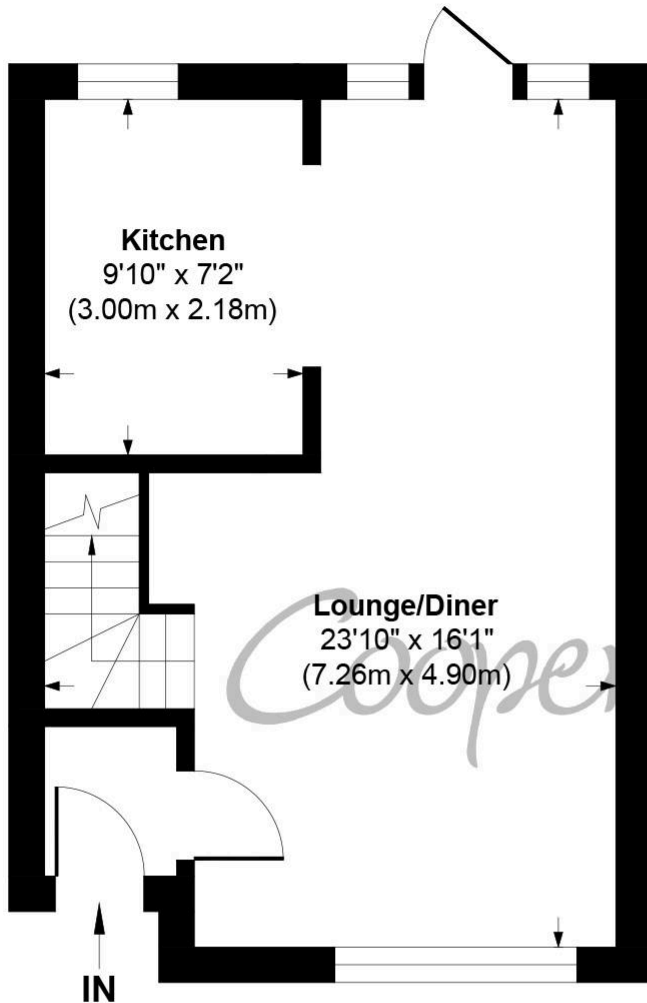
Wonders await you in this immaculately presented three-bedroom house! The kitchen is sleek and stylish, boasting ample cupboard and worktop space for cooking up a treat, along with modern integrated appliances for ease and convenience. The open-plan layout perfectly enhances the space on offer, with lots of natural light streaming through French double doors from the south-facing garden. New carpets have also been installed throughout. The property is located only a few minutes' walk to Littlehampton's beautiful beach for fun days out with the family, with plenty of activities nearby including the Littlehampton Wave for swimming and indoor sports, mini golf and the Windmill Cinema. Additionally, there is an 18-hole golf course only a short drive away. If you're searching for a home that is ready to move straight in, then this might be the one for you.

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

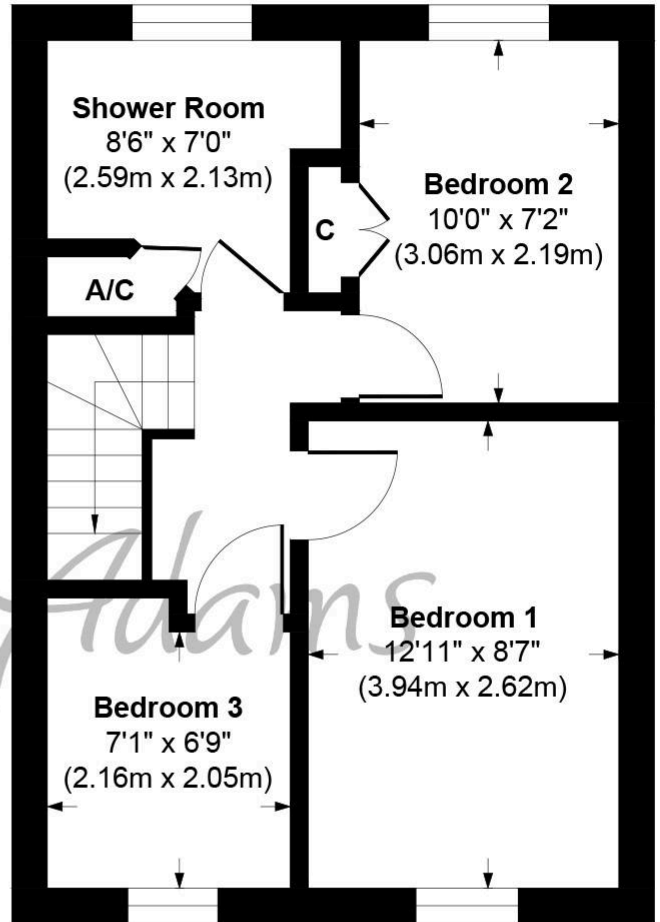


Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.





**Ground Floor**  
**Approximate Floor Area**  
**363 sq. ft**  
**(33.70 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**371 sq. ft**  
**(34.46 sq. m)**

**Norfolk Gardens, Littlehampton**  
**Approx. Gross Internal Floor Area 734 sq. ft / 68.16 sq. m**

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

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Council Tax band: C, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

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