



Woodcote Lane, Littlehampton, BN17 7PT

Freehold

A Detached Chalet Bungalow • Five Double Bedrooms • Fantastic Internal Decoration • Separate Annex • Ample Parking •  
Local Amenities Less than a Mile Away • Approx. 3141 sq. ft (291.8 sq. m)

*Cooper Adams*

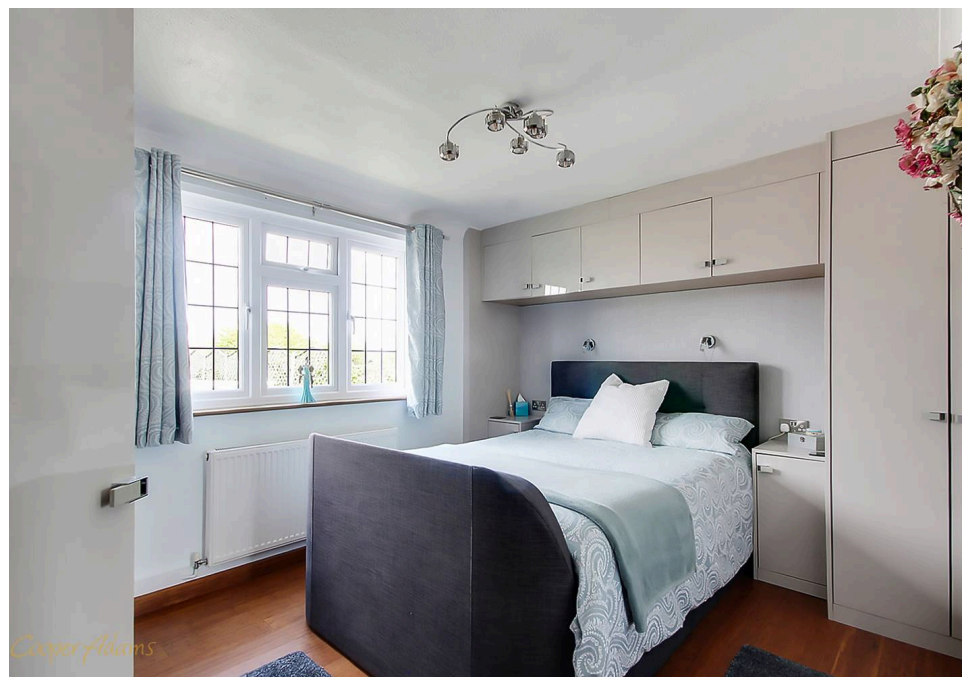
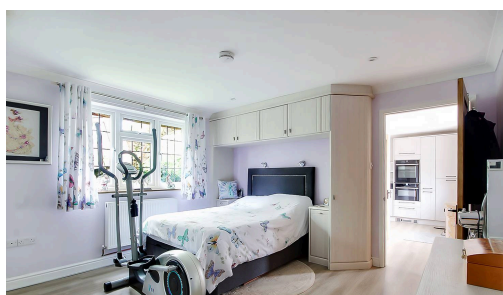


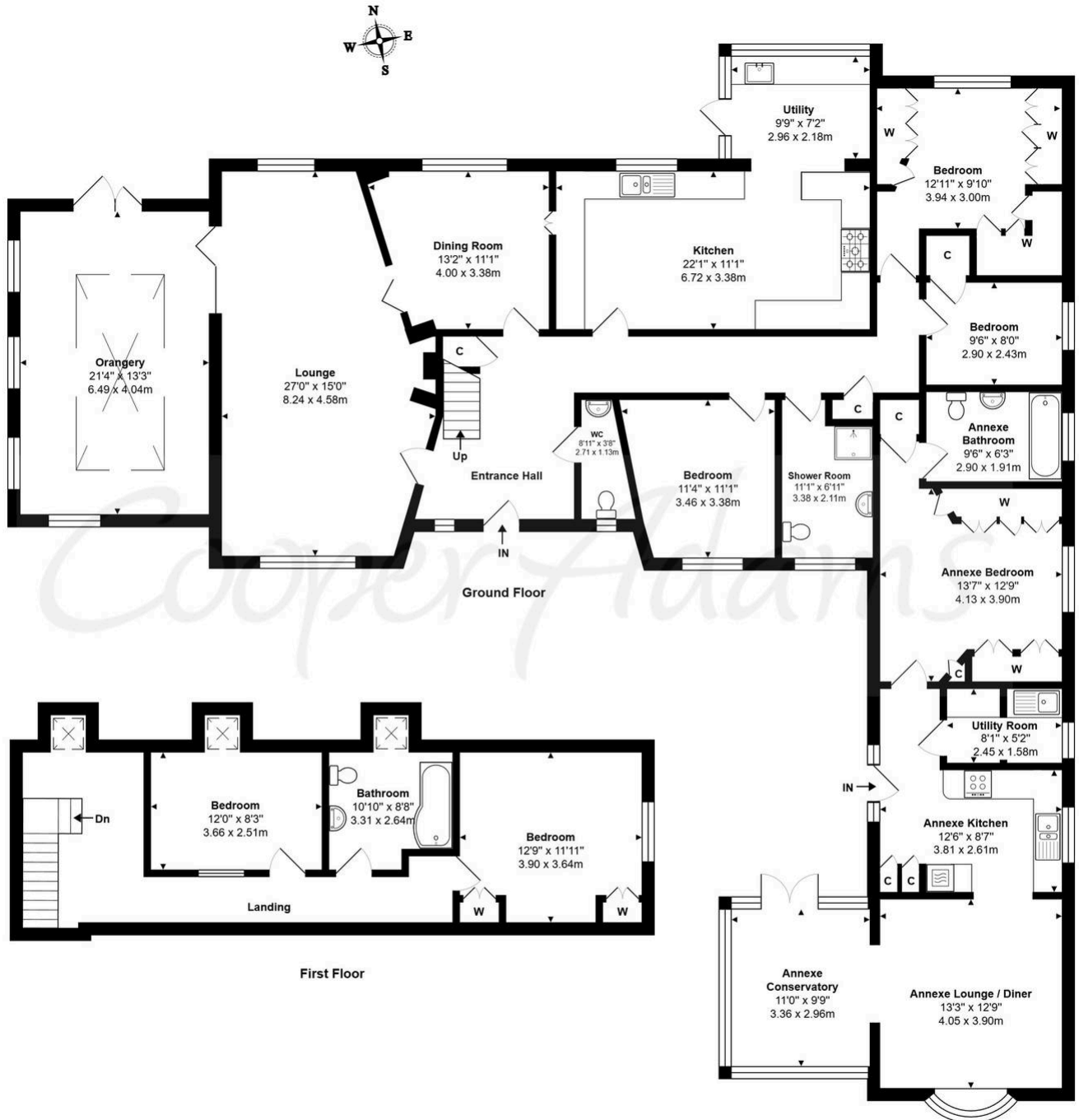
Tucked away from the main road, this five-bedroom detached chalet bungalow offers spacious living! The main house features five double bedrooms, three on the ground floor and two upstairs, two family bathrooms, and a separate WC. The generously sized living room with feature log burner connects the dining room and family/games room through internal bi-fold doors. The large kitchen includes ample storage, partially integrated appliances, and a utility/boot room. Significant eaves storage offers potential for an additional bedroom above the living room. The modern annex, includes a fully integrated, new kitchen, bright living room opening into a south-facing conservatory, double bedroom with built-in storage, and a family bathroom. Additional features include solar panels and a private location with amenities just a short drive away. This versatile property is perfect for families, or those seeking a home with additional accommodation. Arrange your viewing today!

Littlehampton is a lively seaside town with award-winning beaches, riverside views, and striking architecture like the Stage by the Sea. It offers great shopping, amenities, and leisure options including golf, cycling, and the WAVE Sports Centre.



**Important:** The legal title will need to be amended to reflect the revised boundaries, which now include only the property along with the front and rear gardens. This update has not yet been initiated and is subject to HM Land Registry timescales. Buyers should be aware this may impact the timing of exchange and completion. Once submitted, the process is expected to take approximately 6–12 weeks, assuming no complications.





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Total Approx. Floor Area 3141 ft<sup>2</sup> ... 291.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jm 2025

Council Tax band: E, EPC Energy Efficiency 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](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, Bishopcote. Reg No: 07127482. VAT No: 982847172.

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