

Sandfield Avenue, Littlehampton, BN17 7LL

Freehold

A Modern Mid-Terrace Family Home • Three-Bedrooms • South-Facing Garden • New Kitchen and Bathroom • Large Conservatory with Log Burner & Bi-Fold Doors • Outbuilding/Home Office • Loft Storage Room • Within Walking Distance to Local Amenities

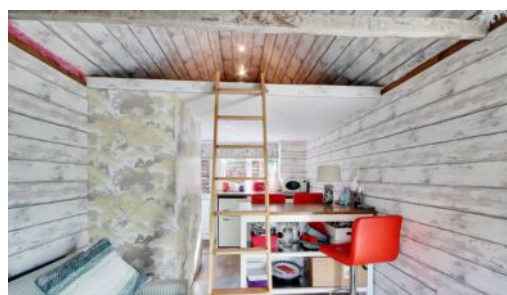
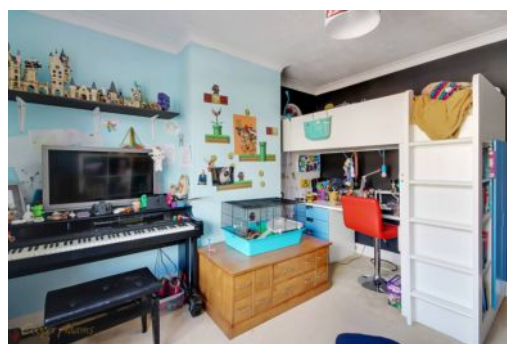
Cooper Adams

This beautifully presented three-bedroom family home features a south-facing garden, a spacious conservatory with bi-fold doors and a log burner, a private driveway, and newly installed kitchen and bathroom. An outbuilding, equipped with electricity, a small kitchenette, and a WC, currently serves as a home office but could easily be converted into guest accommodation. The living room is enhanced by a bay window, while the separate dining room is perfect for entertaining. The first floor includes three bedrooms and a family bathroom, and the second floor features a fully boarded loft room with eaves storage, providing the potential for an additional bedroom. Located within close proximity to local amenities, parks and commuter links for neighbouring towns such as Arundel, Worthing and Chichester.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering. 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.





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Total Area: 1814 ft² ... 168.5 m² (Includes Office & Guest Bedroom)

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Council Tax band: C, EPC Energy Efficiency Rating: D

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