



Fairlight Court, Pier Road, Littlehampton, BN17 5DU

Freehold

A Stunning Four-Bedroom Townhouse on the Harbour • Balcony & Veranda • Gated Development • Garage • Direct Views of the River Arun • Only a Short Walk to Littlehampton Beach • Plenty of Local Amenities and Transport links Nearby • Approx. 1771 sq. ft (164.5 sq. m)

Cooper Adams

Take a moment to admire this stunning four-bedroom townhouse located along the picturesque river walkway in Littlehampton, with unbeatable views of the River Arun. This unique property is in fantastic decorative order, offering a newly fitted modern kitchen with access to a south-facing balcony, veranda and a spacious lounge. Adding to its charm, the home features two spiral staircases leading to two separate top-floor spaces, each with fitted wardrobes. Above the primary bedroom is a dressing room, complete with a newly fitted shower room and double doors opening onto the veranda. Above the secondary bedroom is a home office, but can be used as a guest room or play area. Perfectly situated just steps from the harbour, beach, local shops, and transport links, this home is ideal for anyone seeking coastal living. Imagine stepping out your front door for a scenic stroll along the river, finishing the day with a delicious fish and chip supper.

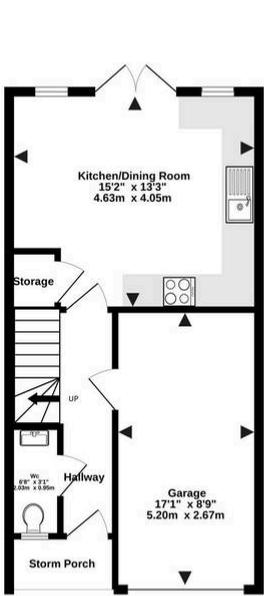
Don't miss this incredible opportunity to enjoy seaside living at its finest!



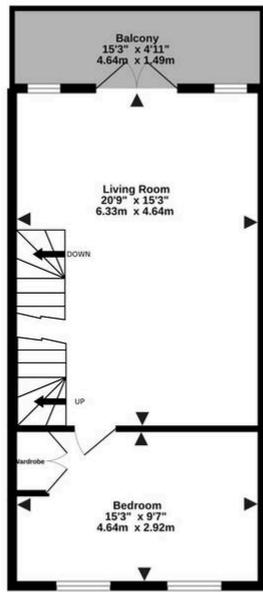
Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include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



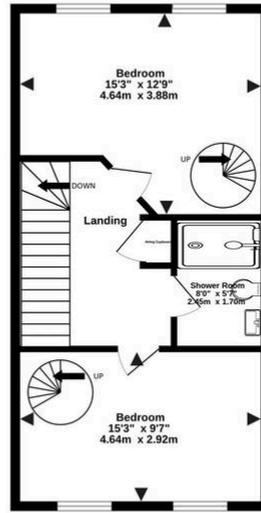
Ground Floor
461 sq.ft. (42.9 sq.m.) approx.



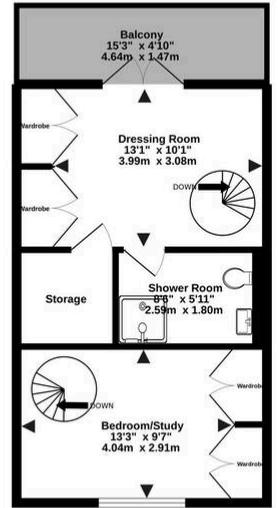
1st Floor
462 sq.ft. (42.9 sq.m.) approx.



2nd Floor
462 sq.ft. (42.9 sq.m.) approx.



3rd Floor
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1771 sq.ft. (164.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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