



## Highdown Drive, Littlehampton, BN17 6HR

Freehold

Semi-Detached Bungalow • Two Double Bedrooms • CHAIN FREE! • Conservatory • West-Facing Garden • Driveway & Garage • Approx. 804 sq. ft / 74.7 sq. metres

*Cooper Adams*

A great opportunity to purchase this two-bedroom semi-detached bungalow Located in Littlehampton! This home is perfect for those looking to downsize, or for young families looking to make their first steps on the property ladder. Within close proximity to Littlehampton's waterfront, town and with both primary and secondary schools nearby, this house really does have a lot to offer.

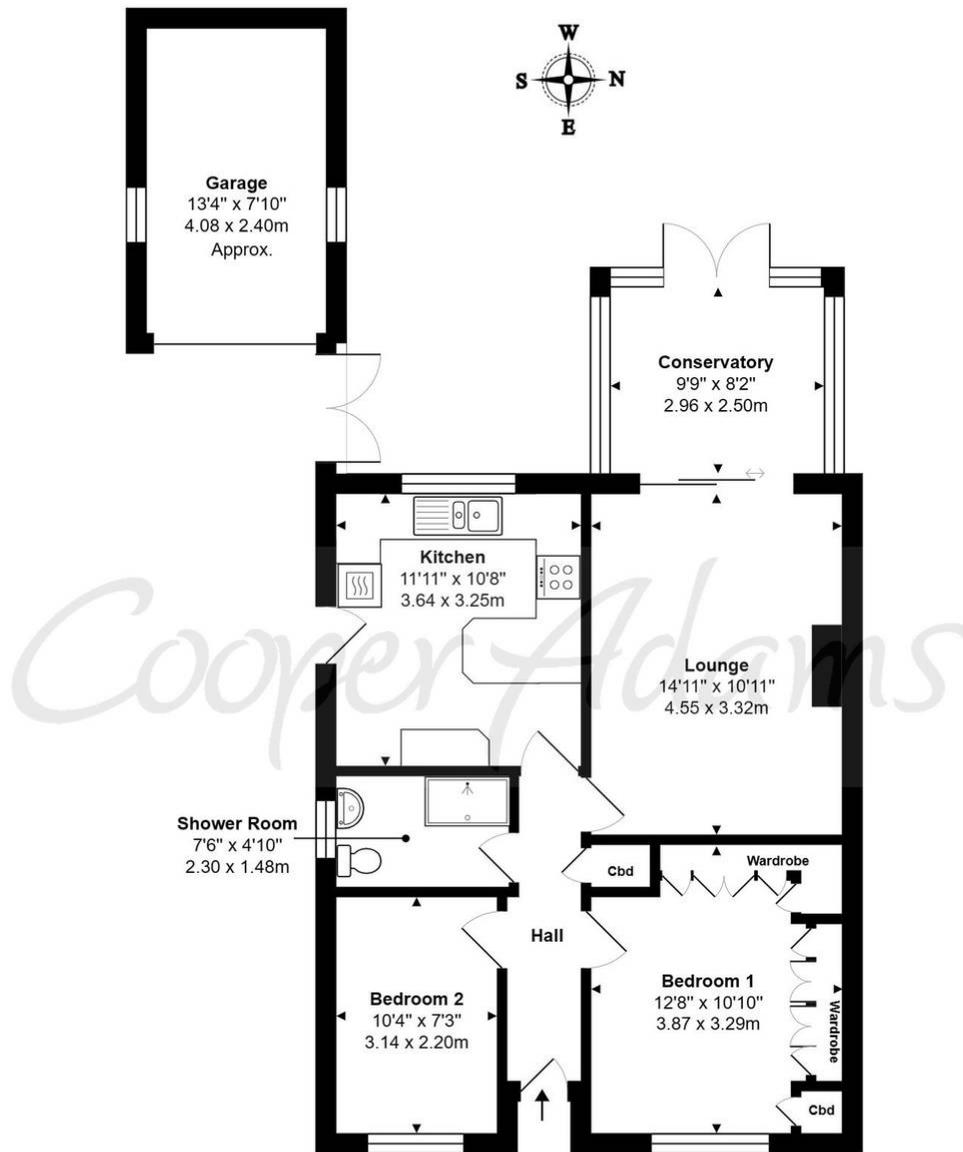
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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.





**Total Area: 804 ft<sup>2</sup> ... 74.7 m<sup>2</sup> (Includes Garage)**

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, EPC Environmental Impact Rating: D

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VIEWING STRICTLY BY APPOINTMENT

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