



Esher Drive, Littlehampton, BN17 6AA

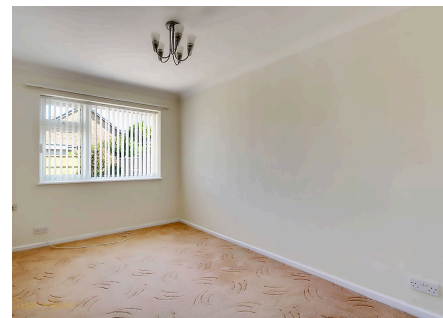
Freehold

Three Double bedrooms • Detached Bungalow • Driveway for Two Cars • Two En-Suites & Family Bathroom • Primary Bedroom with Enhanced Accessibility • Enclosed Rear Garden • Dual-Aspect Living Room • A Fantastic Family Home with Parks & Schools Nearby • Approx. 1224 sq. ft (113.7 sq. m) £388 per sq. m

*Cooper Adams*



This well-maintained detached bungalow offers spacious, versatile single-storey living—ideal for families or downsizers seeking low-maintenance comfort without sacrificing space. Set on a wide frontage with a centrally positioned front door, the home benefits from a smart layout and excellent natural light throughout. Inside are three well-proportioned double bedrooms. The primary and secondary bedrooms both feature modern en-suite shower rooms, while a separate family bathroom serves the rest of the home. In 2017, the primary bedroom was constructed and includes a large en-suite with easy-access shower, wide doors, and built-in storage for improved accessibility. A bright dual-aspect living room flows into a generous conservatory—perfect for relaxing or entertaining—which also floods light into the adjacent kitchen. The well-equipped kitchen includes space for dining and opens directly into the conservatory. Outside, the enclosed east-facing garden benefits from southerly aspects, creating a sun-filled space with a small patio ideal for alfresco dining. A private driveway to the front provides off-road parking for two vehicles.

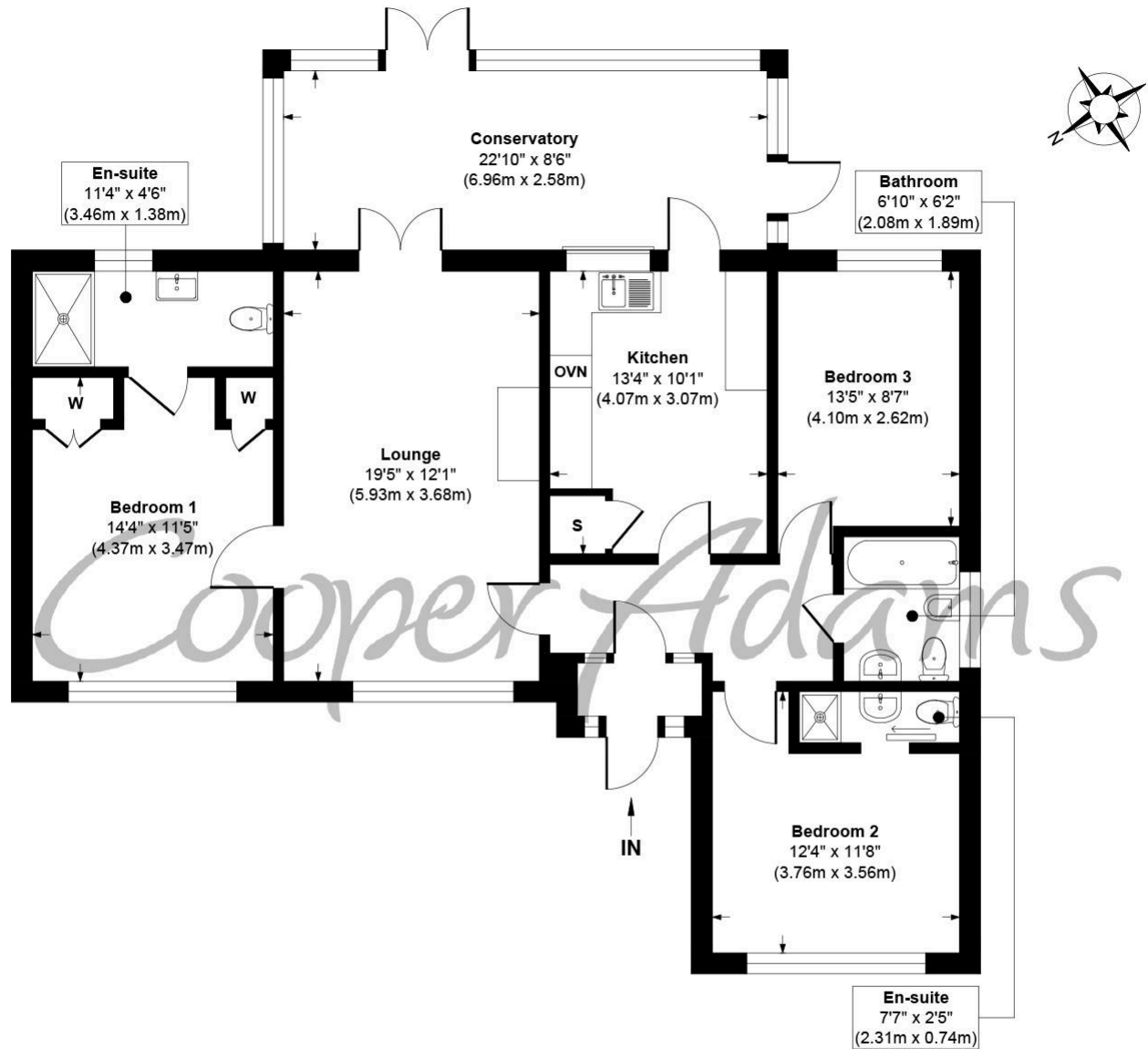


**Additional Information:** The property title includes an extended section of garden, designated by a newly installed fence to the east side of the plot. The new boundary is detailed in the Buyer Information Pack - please enquire for further details.

Littlehampton is a lively seaside town at the River Arun's mouth, known for its award-winning beaches, scenic views, and attractions like the Stage by the Sea. It offers great shopping, leisure options, and everyday amenities. Rustington village adds further convenience with free parking, shops, and eateries.



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## Esher Drive, Littlehampton

**Approx. Gross Internal Floor Area 1224 sq. ft / 113.71 sq. m**

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

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

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, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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