



## Norfolk Gardens, Littlehampton, BN17 5PF

Freehold

Four Bedrooms • A Detached Family Home • Garage & Driveway • New Roof in 2024 • Solar Panels • En-Suite to Primary Bedroom • Large Living Room with Separate Dining Room • Only a Short Walk to Littlehampton Beach • Local Amenities Nearby • Approx. 1572 sq. ft (146 sq. m)

*Cooper Adams*

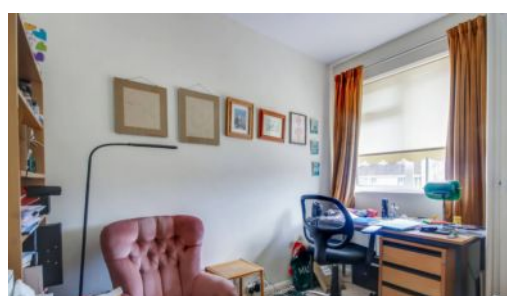


Just moments from Littlehampton beach, this well-maintained detached family home offers generous living space in a sought-after coastal setting. Recently enhanced with a new roof in 2024 and benefiting from solar panels, a private driveway, and an integral garage, the property is perfectly suited for families or those looking to relocate to the coast. Internal features include four bedrooms, a spacious L shape living room, separate dining room, a large family bathroom, downstairs cloakroom, and an en-suite shower room to the primary bedroom. Outside, the neatly presented rear garden provides a peaceful space to unwind, complete with a summerhouse positioned at the rear—ideal for relaxing with a good book. Located just a short walk from the beach, with local amenities and transport links close by, this home is perfectly positioned to complement both relaxed coastal living and everyday convenience.

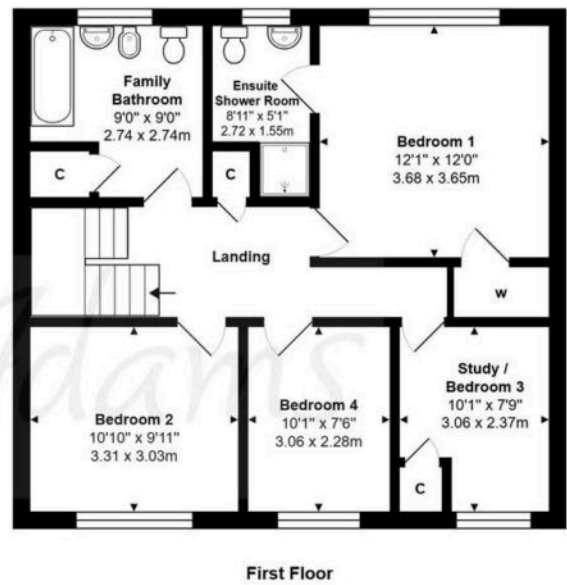
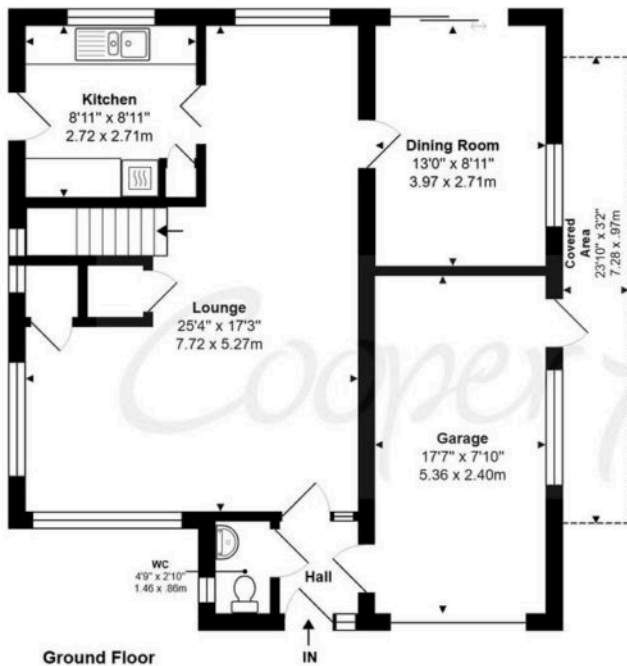
This property is "Legally Prepared." The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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 Approx. Floor Area 1572 ft<sup>2</sup> ... 146.0 m<sup>2</sup> (Includes Garage & Covered Area)

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 1st Image 2025

Council Tax band: E, EPC Energy Efficiency Rating: C

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: 962847172.

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