



Ernest Fitches Way, Littlehampton, BN17 7EP

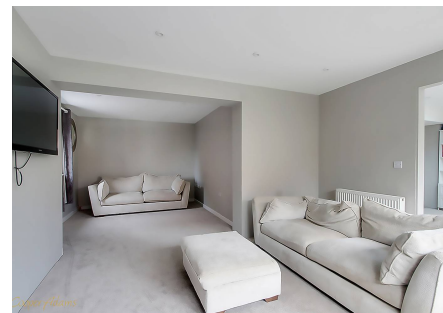
Freehold

A Detached Family Home • Three/Four Bedrooms • Open-Plan Living • Driveway & Garage with Electric Car Charging Point • Bi-fold Doors into South-Facing Garden • Extension to the Rear • Great Commuter Links Nearby • Popular Kingley Gate Development • Approx. 1251 sq. ft (116.2 sq. m)

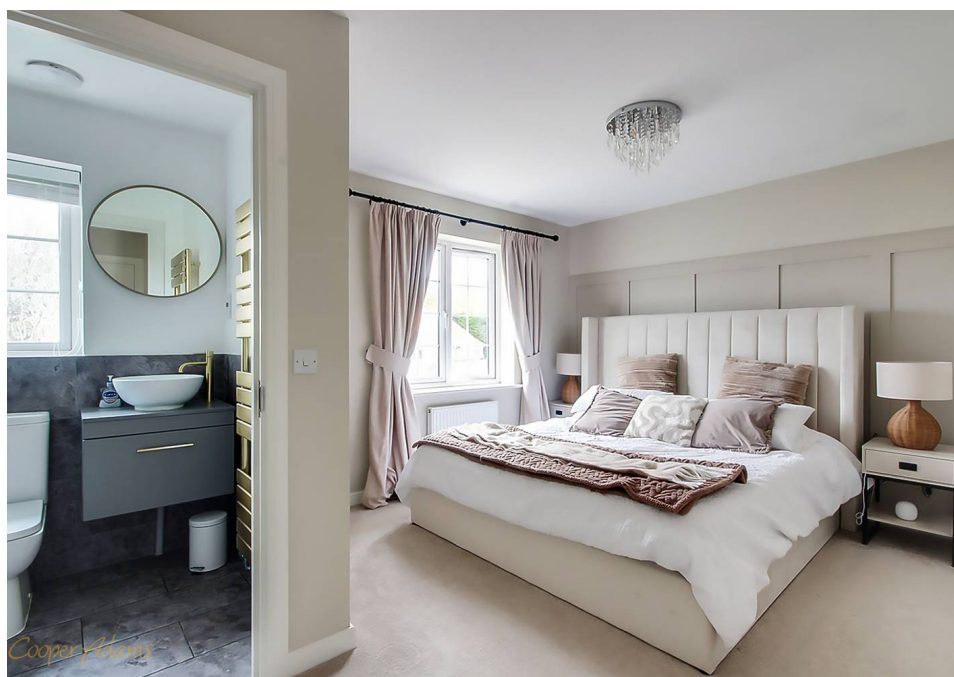
Cooper Adams

Nestled within the popular Kingley Gate development is this detached, three-bedroom family home. The property features an impressive open-plan layout with a stylish kitchen/breakfast room, complete with modern fittings and ample storage, flowing seamlessly into the light-filled dining area and lounge. The rear extension enhances the living space, featuring large bi-fold doors that open onto the well-maintained south-facing garden - perfect for entertaining or relaxing! On the ground floor, there is also a utility room, cloak room, and a study, which can be used as a guest bedroom should you wish. Upstairs, there are three well-proportioned bedrooms, including an en-suite to the primary bedroom, and a modern family bathroom. Further benefits include a driveway and garage equipped with an electric car charging point. With excellent commuter links nearby and local amenities within easy reach, this home perfectly combines comfort, convenience and modern family living.

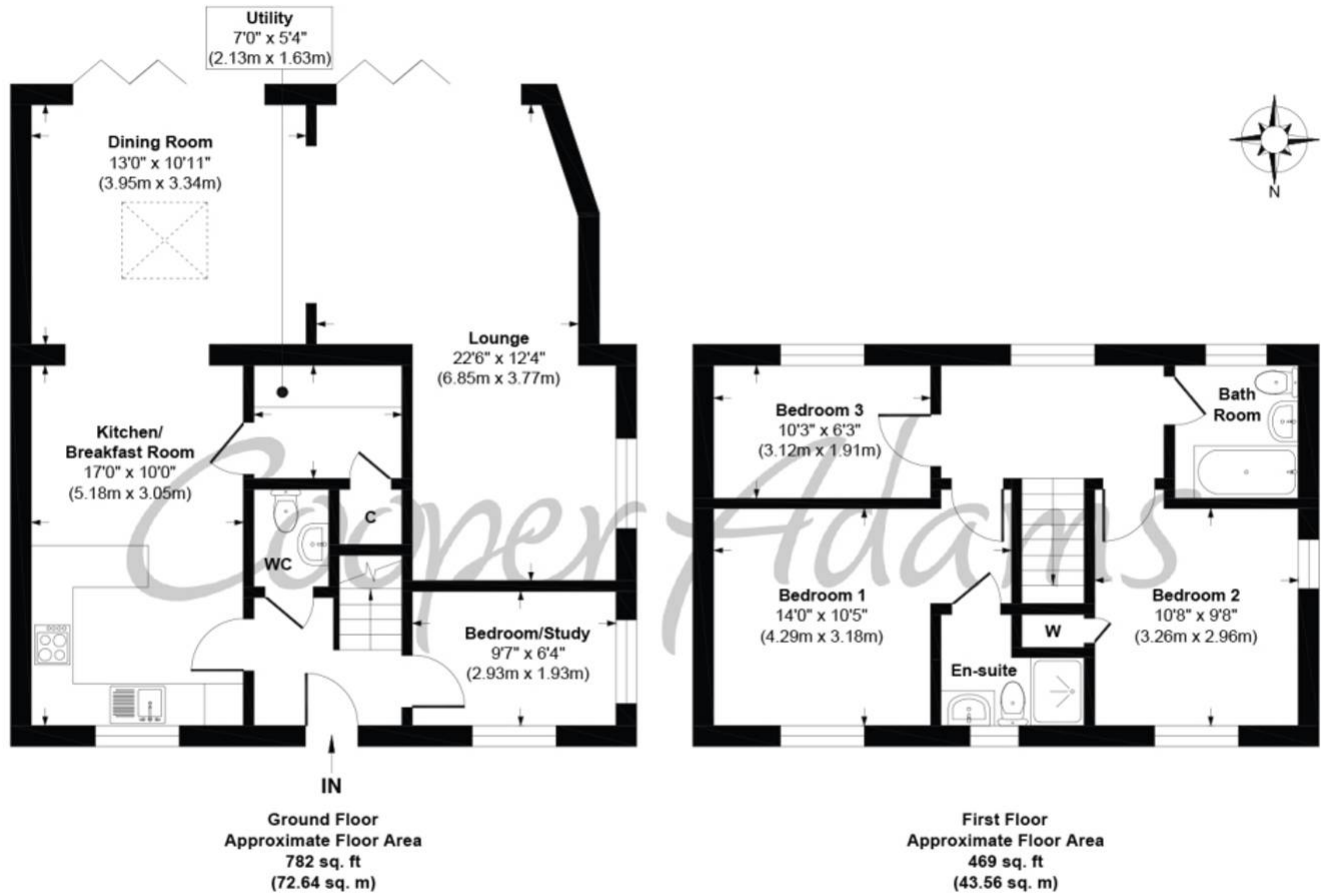
Legally Prepared: Key documents available from Cooper Adams on request. A *Reservation Agreement* is required to secure the sale through to exchange.



Littlehampton, a vibrant seaside town at the River Arun's mouth, 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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Approx. Gross Internal Floor Area 1251 sq. ft / 116.20 sq. m

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

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

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. 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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