



## The Estuary, Littlehampton, BN17 6NF

Freehold

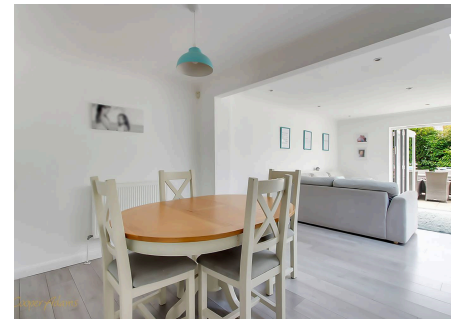
Detached Bungalow • Three Double Bedrooms with Built-in Wardrobes • Modernised Throughout • Open-Plan Living • South-Facing Garden • Garage and Driveway • Large Bi-Folds to Living Area • Extended • Approx. 1119 sq. ft (103.9 sq. m)

*Cooper Adams*

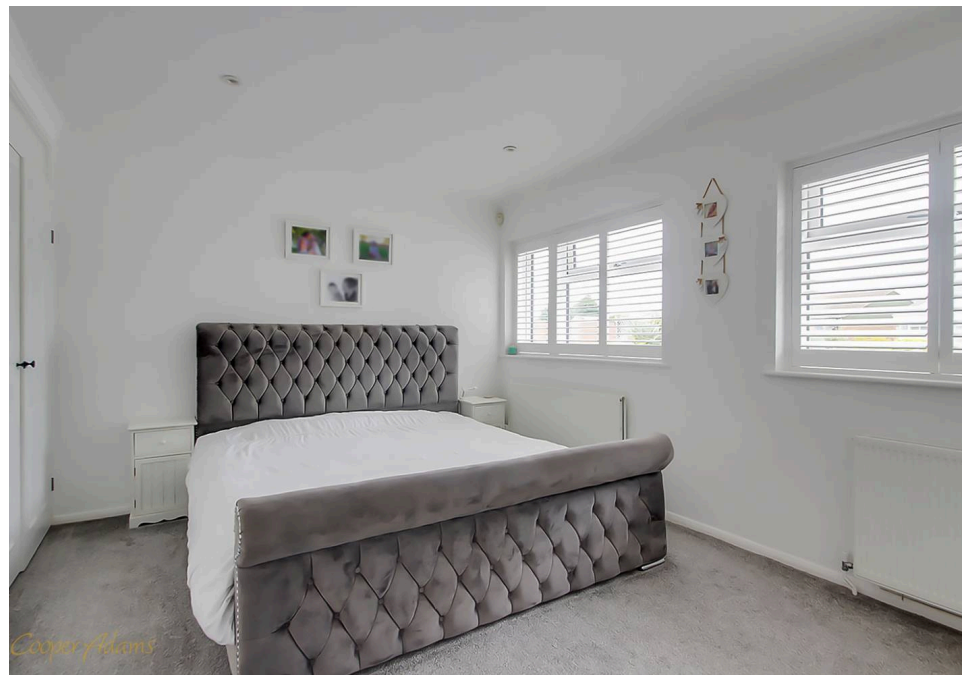
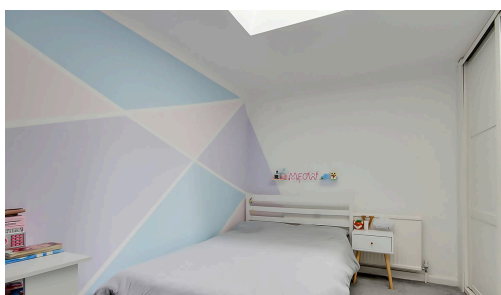
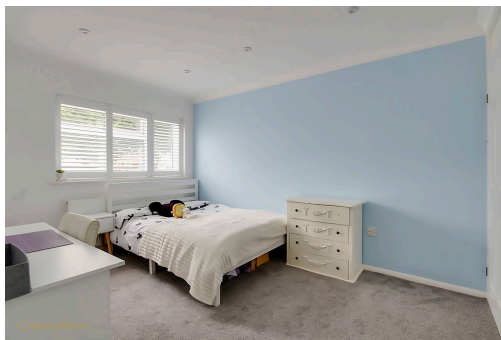


This well-presented modern bungalow offers spacious, single-level living in a convenient location in Littlehampton. Designed with both comfort and practicality in mind, the property features an impressive open-plan living space, complete with large bi-folding doors that open onto a south-facing garden - perfect for entertaining or relaxing in the sun. The modern kitchen flows effortlessly into the dining and living areas, enhanced by contemporary finishes and a central skylight that floods the space with natural light. All three double bedrooms include built-in wardrobes, providing ample storage. There is also a modern family bathroom and additional WC for convenience. Externally, the property benefits from a private driveway, garage, and a low-maintenance rear garden. Whether you're looking to downsize or move up the property ladder, this home offers an ideal blend of space, style, and ease of living.

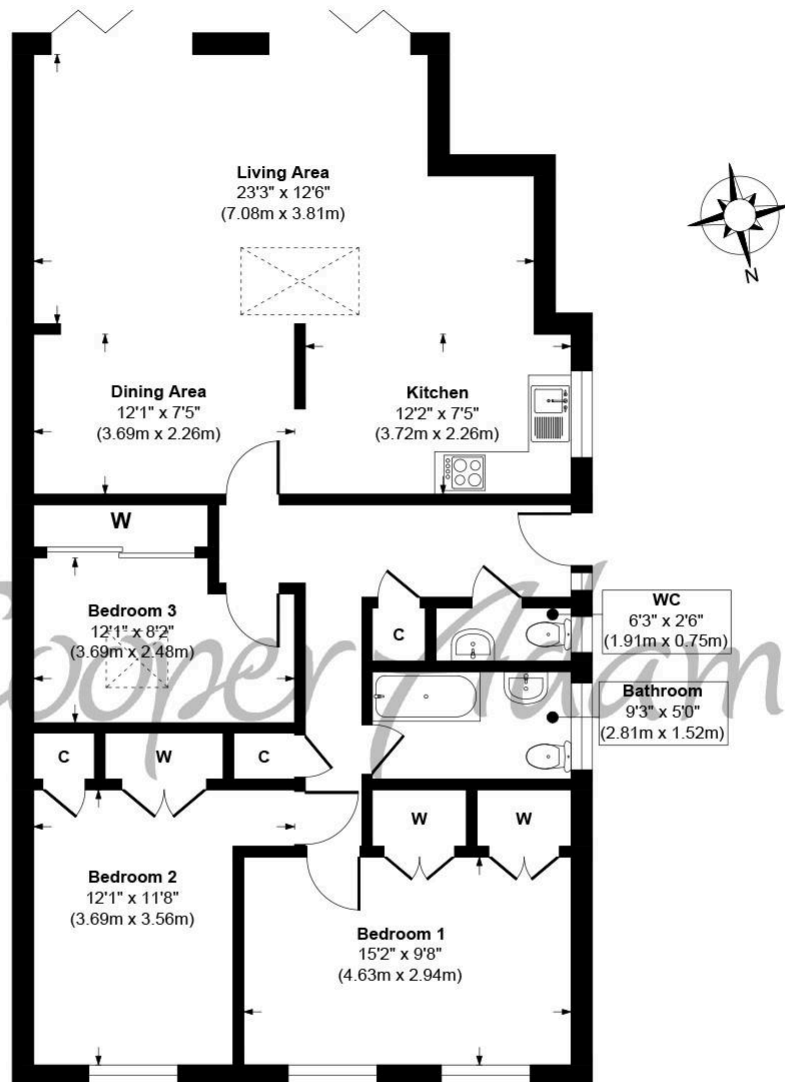
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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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Ground Floor  
Approximate Floor Area  
1119 sq. ft  
(103.96 sq. m)

**5 The Estuary, Littlehampton, BN17 6NF**  
**Approx. Gross Internal Floor Area 1119 sq. ft / 103.96 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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