





# 14 Coomes Way, Littlehampton, Littlehampton, BN17 7LP

## £260,000

- Three Bedroom Staggered Terrace House
- 12'6x12'2 Kitchen/Breakfast Room
- In Need Of Some Updating
- Chain Free
- Driveway Parking
- 14'4 Principal Bedroom
- Scope for Buyer To Put Own Stamp On This Property
- 16'1 South Facing Lounge
- GF Cloakroom
- Vacant Possession

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# 14 Coomes Way, Littlehampton BN17 7LP

Three Bedroom Staggered Terrace House

A three bedroom staggered terrace house offering driveway parking, a south facing lounge and a generous kitchen/breakfast room. The property is in need of some updating, providing an excellent opportunity for a buyer to modernise and put their own stamp on the accommodation.

The ground floor features a 16'1 south facing lounge, a 12'6 x 12'2 kitchen/breakfast room and a convenient cloakroom. Upstairs, there are three bedrooms, including a generous 14'4 principal bedroom, together with the family bathroom.

Outside, the property benefits from driveway parking, while the south facing aspect to the lounge provides a lovely light and bright space.

Vacant possession and chain free, making this an appealing opportunity for buyers looking for a home they can improve and personalise to their own taste. Viewing highly recommended.

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Council Tax Band: B

Tenure: Freehold





KITCHEN/BREAKFAST ROOM
12'6" x 12'2"

LOUNGE
16'1" x 9'2"

BEDROOM ONE
14'4" x 8'9"

BEDROOM TWO
11'3" x 8'9"

BEDROOM THREE
9'5" x 6'6"

BATHROOM
8'1" x 6'5"





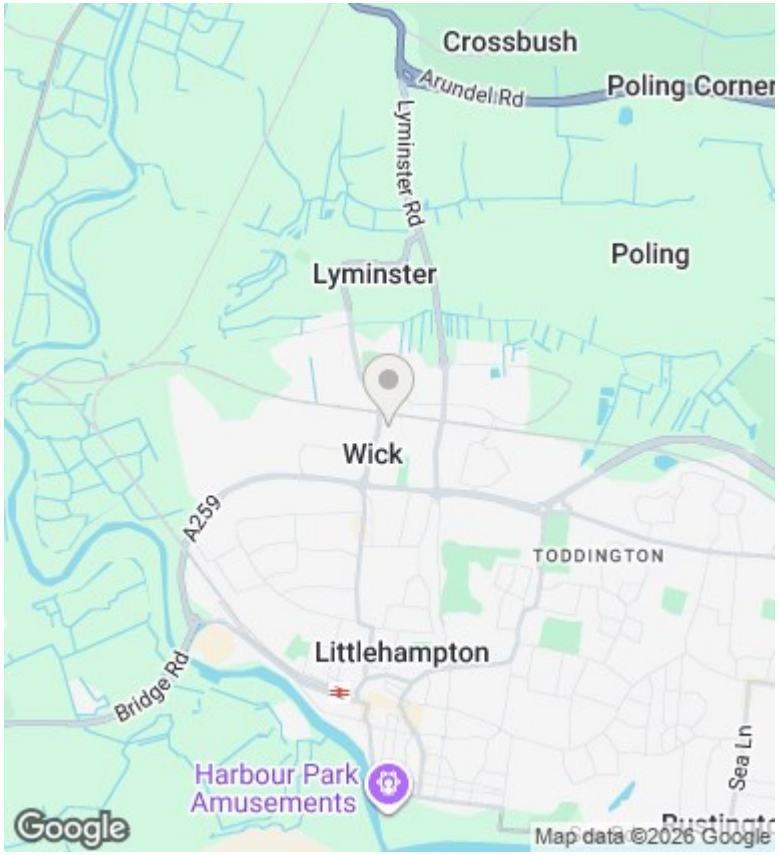






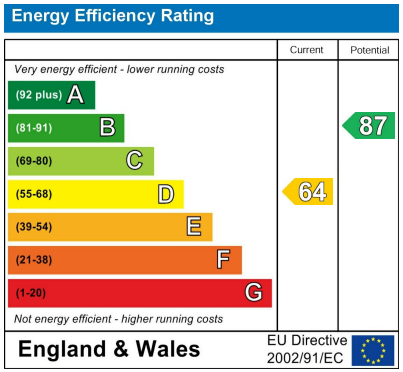





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.




These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.

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