



Fairlight Court, Littlehampton, BN17
Guide Price £375,000 - £400,000

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Sales and Lettings

INTRODUCING

Fairlight Court, BN17

3 Bedrooms | 2 Bathrooms | Private parking space and a motorbike garage | 1257 sq ft

Fairlight Court is a modern development of townhouses on the edge of the River Arun in Littlehampton, West Sussex. This house sits mid-terrace facing south and is peacefully tucked away from the main roads within a secure gated community. Beautifully presented throughout, it offers bright and versatile living space over three floors to include three double bedrooms, two bathrooms and a sunny first floor reception room looking out over the river. The space is ideal for sophisticated entertaining at home, while for an evening out, there are several eateries nearby on the high street.

Littlehampton's popularity has grown exponentially in recent years with the creation of a vibrant cafe culture and a plethora of water sports on the quay. It is perfectly positioned between the city of Chichester and the town of Worthing, with beautiful beaches, riverside walks and winding lanes to explore, alongside a vibrant town centre and east access to the South Downs National Park. Properties here continue to offer superb value for homes along the South Coast – what's not to love?

Suiting their seaside location perfectly, these town homes enjoy attractive timber clad facades in delicate coastal tones. This house is one of a gabled pair with parking to the front and an area of lawn adding a flash of vibrant green. Stepping inside, it is clearly a stylish home which has been designed by those with an eye for colour and interior styling. From the hallway, patterned floor tiles can be found in the ground floor study and the kitchen has a pop of bold colour in Azure blue for the rear wall beyond the breakfast bar. There is ample space in here for a kitchen table, if need be, whilst classic Shaker cabinetry provides a wealth of storage alongside an integrated oven and hob, leaving space for a tall fridge freezer, washing machine and dishwasher.





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During summer, you can spill outside to the rear garden which is perfectly private and low-maintenance ready for the busy modern lifestyle. There is space to barbecue and sit out at night with friends for drinks and dinner alfresco as the sun sets in the west, making it a lovely extension of the home.

Geometric floor tiles continue on the landings to the first and second floors, bringing both style and function to high traffic areas. Spanning the front of the house, the cool use of colour continues with blush walls and solid oak floors in honeyed tones. This is a room which invites both entertaining at dinner parties and chilling in peace on sumptuous sofas. Tall windows bring in plenty of natural light while framing tranquil views over the river – bliss.

Bedroom three completes the first floor and is a lovely size double room with wood laminate flooring and fresh white walls – a blank canvas for new owners. Stairs to the second floor have been picked out in hot blue and tall white stairwell walls are ideal for larger artworks. Up here, two further double bedrooms share two contemporary bathrooms, one of which is en suite. The bedrooms have soft carpet underfoot and their elevation in the house ensures they are ultimately peaceful for a restful night's sleep.









LOCATION GUIDE

Vendor’s Comments:

“You really do feel like you’re on holiday everyday living here. It is so peaceful here, yet you are well-connected with the A259 and A27 nearby. There are many great places to eat nearby, and plenty of shops, so you don’t feel cut off at all – giving you the best of both worlds.”

Education:

Primary: River Beach Primary School (OFSTED Good)

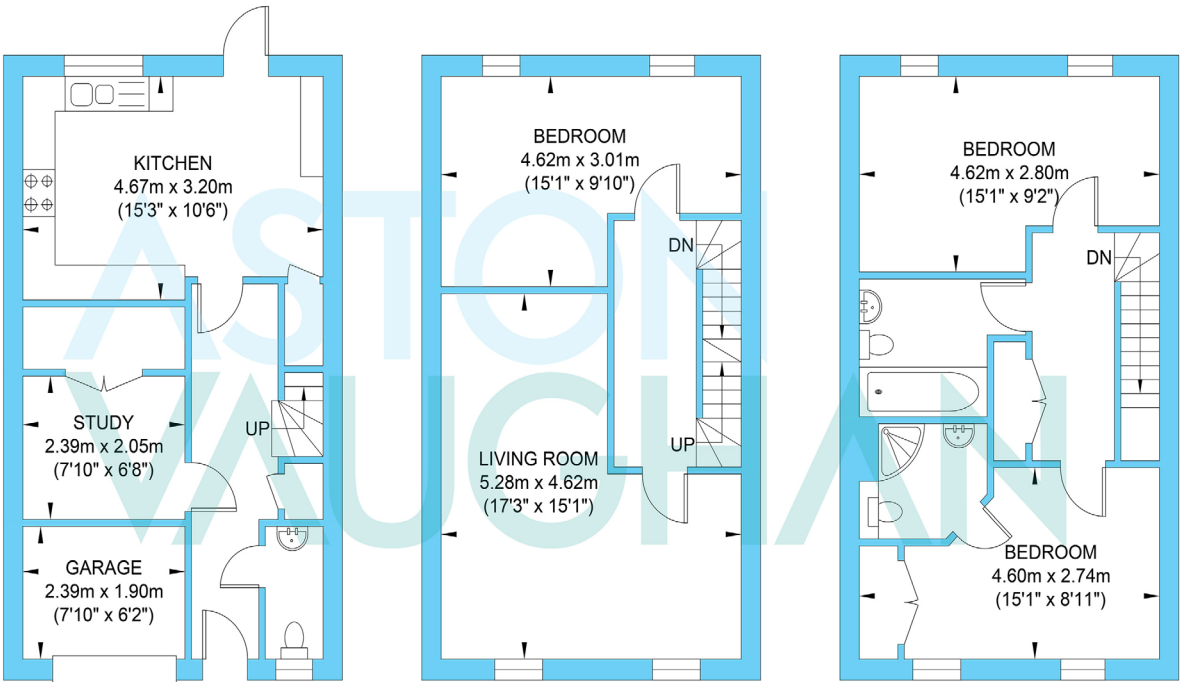
Secondary: The Littlehampton Academy (OFSTED Good)

Private: Lancing College and Prep, Slindon College, Dorset House School, Shoreham College

Good to Know:

There is plenty going on within its vibrant community which appeals to a wide demographic. The beaches are quiet and clean, with swathes of sand at low-tide, ideal for dog walks and summer picnics. There are plenty of local shops, restaurants and many other amenities, and there are several highly acclaimed private schools nearby, namely Dorset House School and Lancing College. Ham Manor Golf Club and several health spas are a short drive away and the South Downs are on your doorstep for outdoor pursuits.

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Ground Floor
Approximate Floor Area
419.25 sq ft
(38.95 sq m)

First Floor
Approximate Floor Area
419.25 sq ft
(38.95 sq m)

Second Floor
Approximate Floor Area
419.25 sq ft
(38.95 sq m)

Approximate Gross Internal Area = 116.85 sq m / 1257.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale