



Total Area: 1599 ft² ... 148.5 m² (Includes Garage)

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2025

Council Tax Band - E
Energy Efficiency Rating – TBC



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

8 Crosshaven, Littlehampton, West Sussex BN17 6RT £400,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious detached family home offering a superb living environment, ideal for growing families. Located with the benefit of private gated access to the neighbouring Southfield recreational ground, the property combines comfort, practicality, and a sought-after location.

The accommodation includes four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and built-in wardrobes. A bright lounge with a bay window provides a welcoming space to relax with double doors separate dining room. The modern kitchen comes fully equipped with integral appliances and leads into a conservatory that overlooks the enclosed rear garden, offering additional living and entertaining space. A ground floor cloakroom and a stylish shower room add to the home's convenience. Additional features include solar panels, double glazing, gas-fired central heating, and ample storage throughout.

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Crosshaven is convenient position being approximately equidistant to Rustington's comprehensive village centre, Littlehampton town centre and the seafront, with its promenade and a variety of leisure amenities including the 'Wave' Leisure Centre and Mewsbrook Park, all of which are found within an approximate 1.5 mile radius. Furthermore, a local bus service operates along nearby Fastnet Way, plus a useful convenience store with neighbouring pharmacy can be found in approximately 0.5 miles.

Several pre-schools, primary schools and The Littlehampton Academy are also all situated in close proximity.



Outside, the property boasts a driveway and garage, providing off-street parking, as well as a private, L-shaped secure rear garden which is laid to lawn and patio ideal for children or pets.

This attractive home is offered with no forward chain, making it ready for immediate occupation. Viewing is highly recommended to appreciate all that this property has to offer.

