



Oakcroft Gardens, Littlehampton, BN17 6LT

Freehold

Semi-Detached Bungalow • Three-Bedrooms • South-Facing Garden • Large Driveway & Garage • Quiet Residential Area • Close to Local Amenities • Approx. 1018 sq. ft (94.6 sq. m)

Cooper Adams

Tucked in a quiet residential area, this charming three-bedroom semi-detached bungalow has plenty on offer to any potential buyer. The south-facing garden is abundant with flowers and shrubs, and landscaped perfectly to utilise the space on offer. Additional benefits include a converted garage making the perfect home office, a large driveway for 3 cars, and built-in storage in all three bedrooms. With good access to commuter links nearby, why not take a trip into Rustington for a bite to eat, or further afield to explore local areas such as Arundel, Worthing or even Brighton.

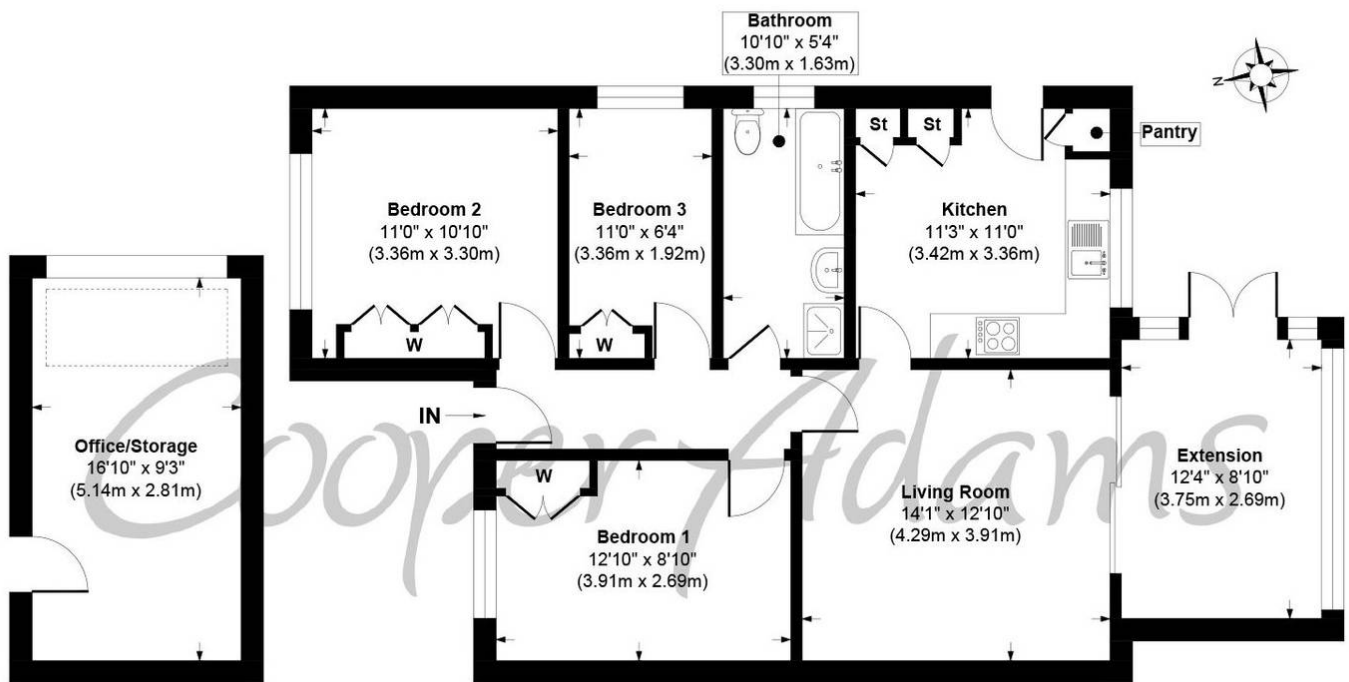
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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



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.





Outbuilding
Approximate Floor Area
 155 sq. ft
 (14.44 sq. m)

Approximate Floor Area
 863 sq. ft
 (80.16 sq. m)

44 Oakcroft Gardens
Approx. Gross Internal Floor Area 1018 sq. ft / 94.60 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: D, EPC Environmental Impact Rating: D

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