

96 Oakcroft Gardens

, Littlehampton, BN17 6LU

Guide price £300,000

Freehold Council Tax Band C





A fantastic two bedroom semi detached bungalow, offered chain free and situated in a popular residential area of Littlehampton.

The accommodation comprises entrance hall leading through to a spacious lounge/diner with sliding doors to conservatory. There is a stylish modern fitted kitchen/breakfast room with a range of base and eye level units and integrated appliances.

There are two bedrooms, the main offering fitted wardrobes and a shower room.

Externally to the rear, there is a west facing garden which is laid to paving for ease of maintenance with greenhouse and raised vegetable beds. To the front, an attractive garden is complemented by a block-paved driveway and double gates opening to a covered car port, offering secure and convenient off-road parking.

In our opinion, internal viewing is considered essential to fully appreciate the overall size and location of this delightful bungalow.

Located within easy reach of local shops, transport links, and Littlehampton's seafront, the property provides a fantastic blend of peaceful residential living and everyday convenience.

### Entrance Hall







Bedroom One With Fitted  
Wardrobes  
12'7 x 10'4 (3.84m x 3.15m)

Bedroom Two  
10' x 7'2 (3.05m x 2.18m)

Lounge/Diner  
14'8 x 10'8 (4.47m x 3.25m)



Modern Fitted Kitchen/Breakfast  
Room  
11'8 x 10'8 (3.56m x 3.25m)

Shower Room  
7'2 x 4'9 (2.18m x 1.45m)

Conservatory  
9'5 x 5'8 (2.87m x 1.73m)

West Facing Garden

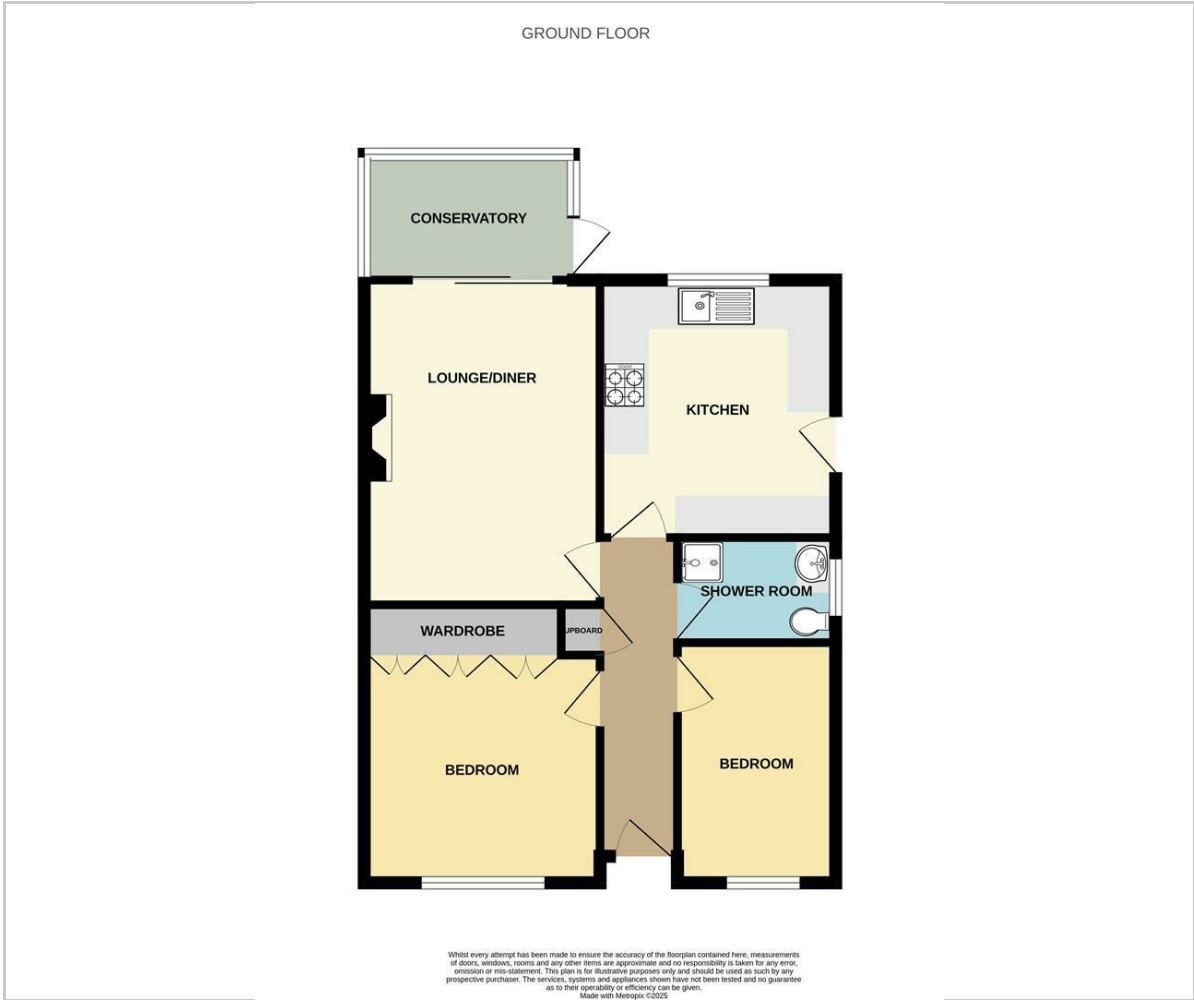
Block Paved Driveway

Car Port





Floor Plan



Viewing

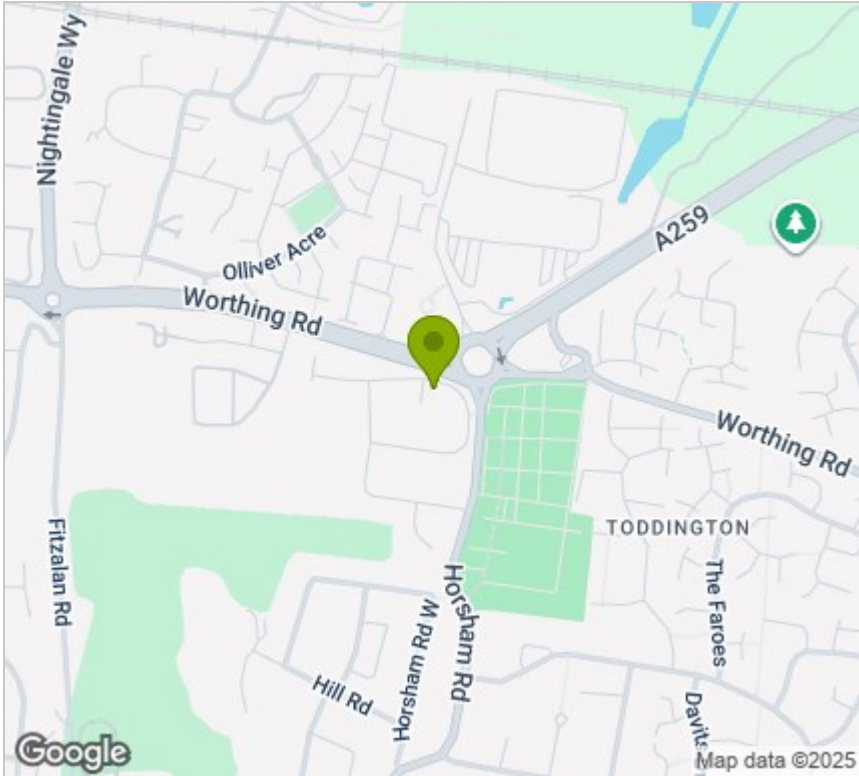
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Area Map



Energy Efficiency Graph

