



## 35 Oakcroft Gardens, Littlehampton, BN17 6LT

£375,000

- Extended Semi Detached Chalet Bungalow
- Ample Driveway Parking
- Ground Floor Shower Room
- Three Bedrooms
- West Facing Rear Garden
- Popular Residential Location
- Feature L Shape 20ft Kitchen/Diner off Lounge
- 10' 11" x 10' 01 Ground Floor Bedroom/ Second Reception Room
- Viewing Highly Recommended



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Council Tax Band: C



LOUNGE

13'1" x 10'8"

KITCHEN/DINER

20'0" x 19'3"

I-shaped maximum measurements

SHOWER ROOM

6'7" x 5'5"

BEDROOM

13'11" x 10'2"

BEDROOM

13'1" x 9'8"

BEDROOM

10'11" x 10'1"

GROUND FLOOR SHOWER ROOM

6'7" x 5'5"

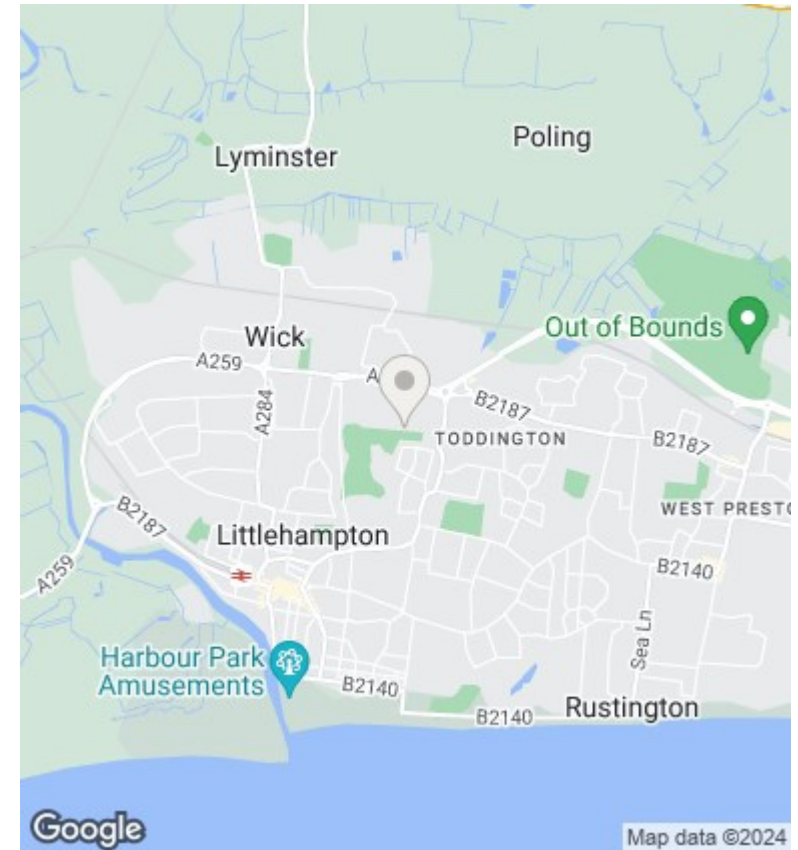
EPC RATING- AWAITED



Ground Floor



1st Floor



### Directions

### Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	