



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

35 Oakcroft Gardens, Littlehampton BN17 6LT

Welcome to this charming extended semi-detached chalet bungalow, perfect for families seeking spacious and versatile living. Boasting three well-proportioned bedrooms, this home features a stunning L-shaped 20ft kitchen/diner seamlessly flowing into the lounge, ideal for both everyday living and entertaining.

The ground floor offers flexibility with a 10'11" x 10'01" room that can serve as either a bedroom or a second reception room, complemented by a modern shower room for added convenience.

Outside, the property benefits from ample driveway parking and a delightful west-facing rear garden, providing a sunny retreat for outdoor relaxation and activities.

Located in a popular residential area, this property offers a wonderful opportunity to settle in a sought-after community. Viewing is highly recommended to truly appreciate all that this home has to offer!



Council Tax Band: C

Tenure: Freehold



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

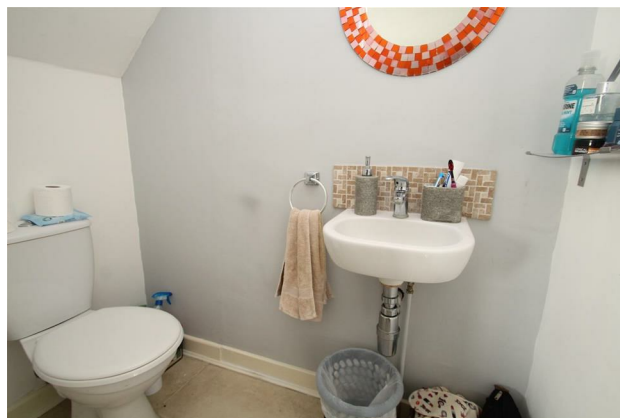
13'1" x 9'8"

BEDROOM

10'11" x 10'1"

**GROUND FLOOR SHOWER
ROOM**

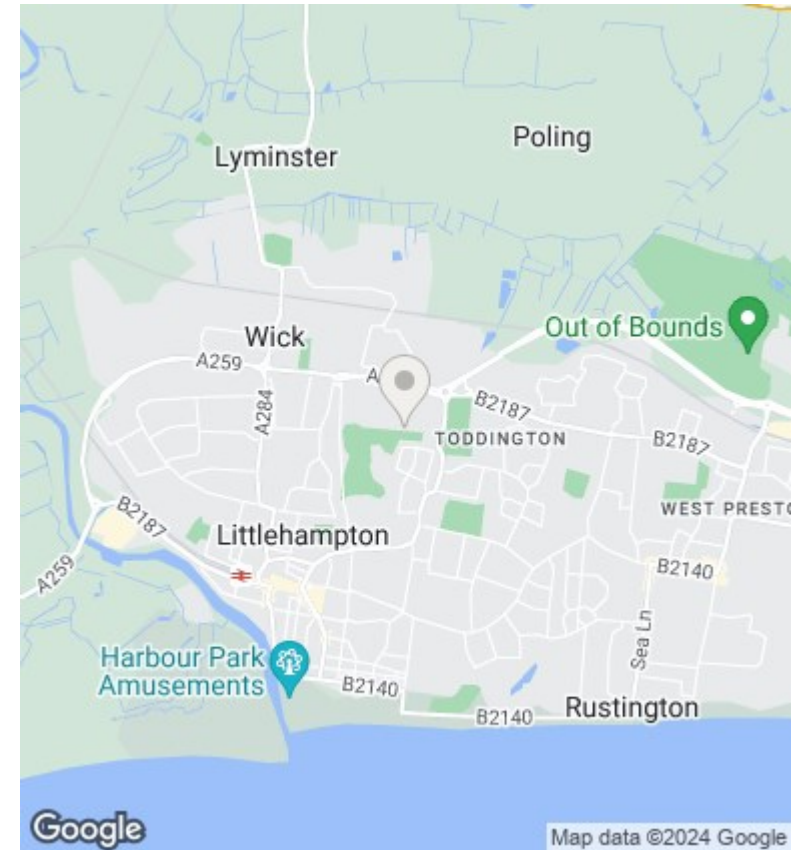
6'7" x 5'5"





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town’s other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



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>		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.