



Total Area: 1617 ft² ... 150.2 m²

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 2026

TENURE - Freehold

Council Tax Band:
Energy Performance Rating: D

AGENT'S 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.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



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7 Crosshaven, Littlehampton BN17 6RT

£450,000 - Freehold

Glyn-Jones



- Attractive Modern Detached House
- Popular 'Beaumont Park' Development
- Spacious Well Presented Accommodation
- Four Bedrooms (Main Bedroom En-Suite) Throughout
- Superb Kitchen/Dining/Family Room
- Spacious Lounge With Feature Bay Window
- Refitted Family Bathroom & Ground Floor Cloakroom
- Enclosed Low Maintenance Garden
- Garage & Driveway
- Vendor Suited

Situated in a quiet no-through road within the ever-popular 'Beaumont Park' development this exceptionally well presented modern detached house offers spacious and versatile living, ideal for family life. The ground floor welcomes you with a generous entrance hall and a beautifully refitted cloakroom. The lounge is accessed via double doors from the hallway and features a large bay window. The heart of the home is the extensive open-plan kitchen, dining, and family room – a superb area designed for entertaining and everyday living. Thoughtfully fitted with a range of stylish wood units, this impressive space boasts a large island unit, two range cookers, an American-style fridge/freezer, wine cooler, and a dishwasher. Two sets of double doors connect the living area to the rear garden, perfect for al fresco dining and seamless indoor-outdoor living. Upstairs, there are four generously sized bedrooms. The main bedroom benefits from built in wardrobes and a tastefully refitted en-suite shower room, providing a private retreat, while the family bathroom features a striking roll-top bath and partially tiled walls. The property also includes double glazing and gas central heating throughout, ensuring year-round comfort. The rear garden is low maintenance, offering a blank canvas for the new owner to create their own outdoor haven. Additional features include a useful side lean-to and secure gated access, a single garage with light and power, and driveway parking to the front.

The location of the property is a notable quality, with many useful local amenities and attractions found in close proximity including several primary schools and nurseries; The Littlehampton Academy; Westcourt Medical Centre; a small convenience store and pharmacy; and the delightful Mewsbrook Park; all of which are located within an approximate 0.5mile radius, making it an ideal spot for families and individuals alike. Local bus services to neighbouring towns operate in close proximity, and the



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