



98 Oakcroft Gardens, Littlehampton, BN17 6LU

£312,000

- Two Bedroom Semi Detached Bungalow
- Driveway Parking
- 12'9 Principal Bedroom
- Chain Free
- Popular Oakcroft Gardens Location
- 11'6x10'5 Kitchen/Breakfast Room
- Scope For Further Development/Improvement
- 14'8 Lounge Overlooking Garden
- Corner Plot With Easterly Aspect Side & South Facing Rear Garden
- Viewing Highly Recommended

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Sold Prior to Marketing CHAIN FREE | TWO BEDROOM SEMI-DETACHED BUNGALOW | CORNER PLOT

Situated in the popular Oakcroft Gardens location, this two bedroom semi-detached bungalow offers well-proportioned accommodation, a generous corner plot and excellent scope for further development or improvement.

The property features a welcoming 14'8 lounge overlooking the rear garden, along with a good-sized 11'6 x 10'5 kitchen/breakfast room providing plenty of space for everyday living and dining. The principal bedroom is an impressive 12'9 in size, complemented by a further bedroom and bathroom.

Outside, the property benefits from driveway parking and occupies a particularly appealing corner plot, with an easterly aspect to the side and a south-facing rear garden. The garden offers a good degree of outdoor space and provides an excellent opportunity for those looking to create their own ideal garden setting.

With its popular location, generous plot and potential to improve and further develop, this property is likely to appeal to a wide range of buyers.



Council Tax Band: C

Tenure: Freehold



LOUNGE

14'8 x 10'9

KITCHEN/BREAKFAST ROOM

11'6 x 10'5

BEDROOM ONE

12'9 x 10'6

BEDROOM TWO

10'4 x 7'2

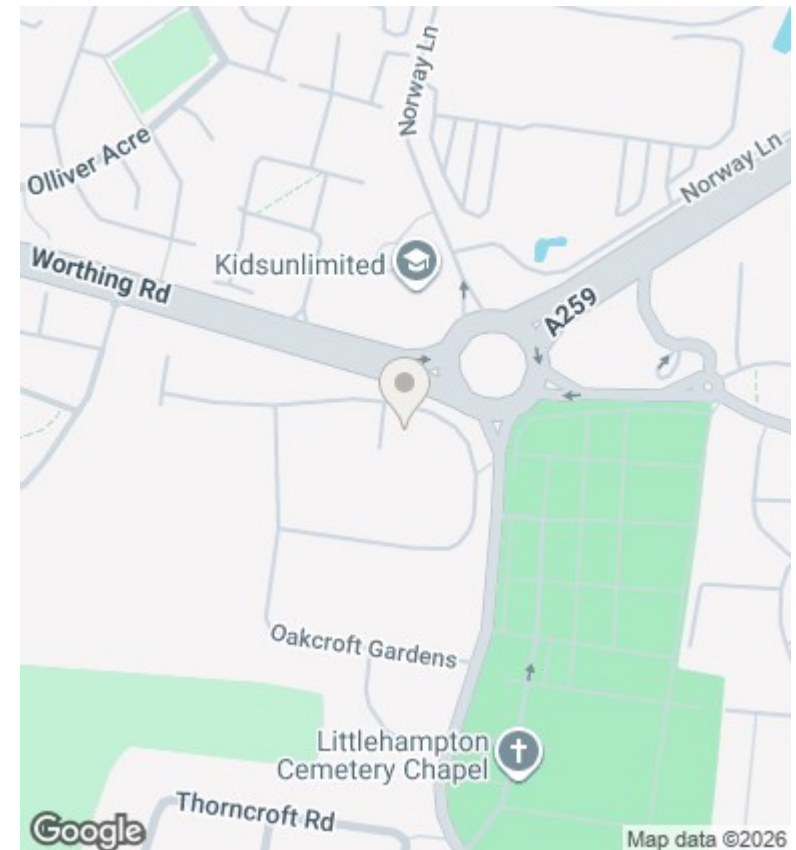
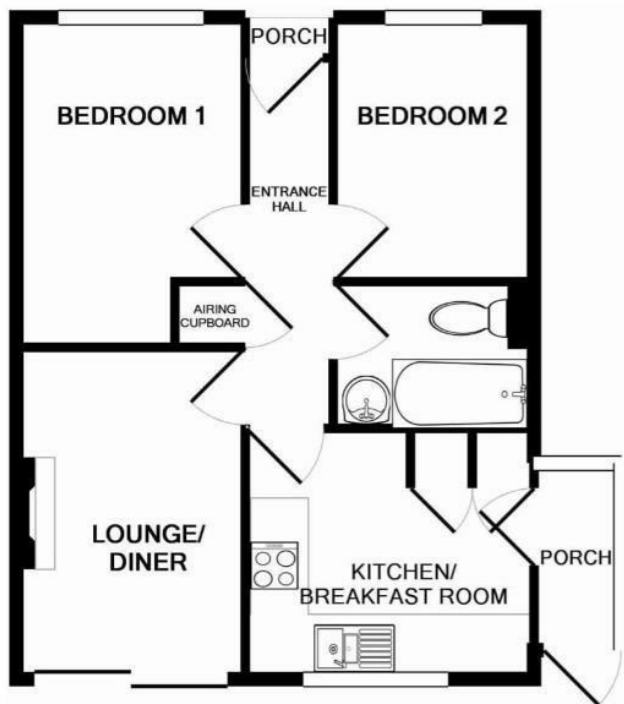
PORCH

7'5 x 3'4

BATHROOM

7'6 x 4'8





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 restaurants 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
EU Directive 2002/91/EC		
England & Wales		

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.