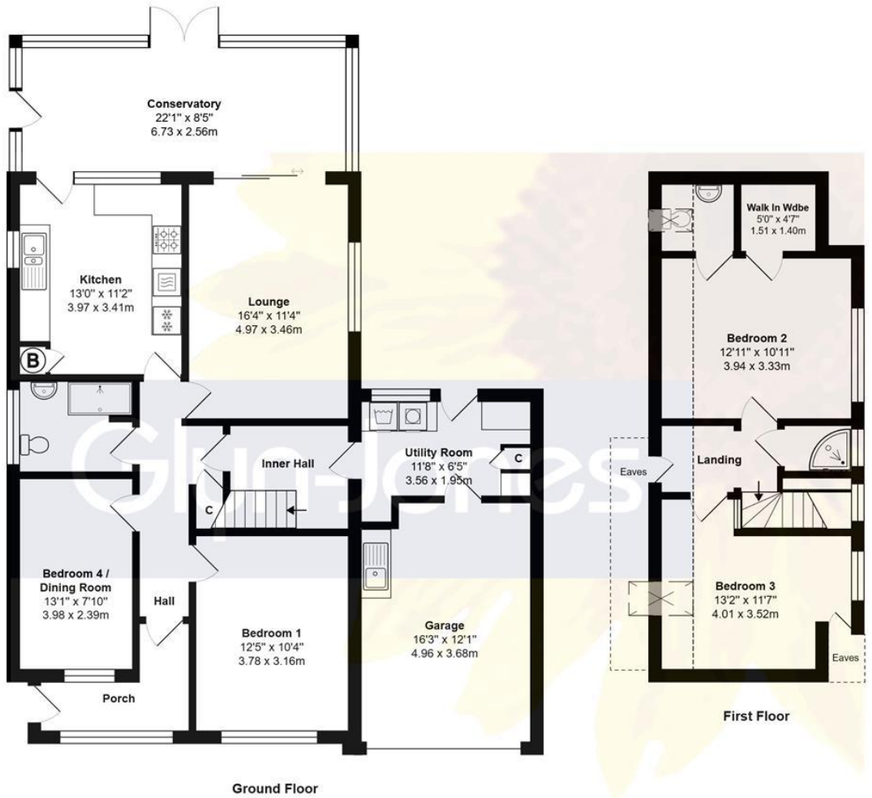


Total Area: 1730 ft² ... 160.7 m² (Includes Garage / Excludes Eaves)

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

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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12a Oakcroft Gardens, Littlehampton BN17 6LT
£425,000 - Freehold



Glyn-Jones and Company are delighted to present for sale this extended three/four bedroom detached chalet which is being offered with no forward chain.

The property is accessed via an L-shaped entrance porch leading into a welcoming hallway, which benefits from a useful understairs storage cupboard. Accommodation comprises of a dual aspect living room, a fitted kitchen/breakfast room with appliances included in the sale price and offers ample storage and work surfaces as well a space for a breakfast table. There is also a separate utility room for added practicality, with the appliances being included within the sale price. On the ground floor there is a shower room, a generous double bedroom, and a further flexible room which could be used as a further fourth bedroom or dining room. To the rear of the property is a feature full-width conservatory, complete with heating, enjoying views over and direct access to the secluded rear garden, making it a perfect space for year round use. The first floor landing provides access to two further bedrooms. The principal bedroom benefits from an en-suite WC and a walk-in wardrobe, while the second bedroom is dual aspect, offering plenty of natural light. A shower room and access into the eaves complete the first floor accommodation. The property further benefits from gas-fired central heating (with a replaced boiler December 2024) and double glazing throughout.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

12a Oakcroft Gardens, Littlehampton BN17 6LT
£425,000 - Freehold







Outside, the secluded southerly facing rear garden is mainly laid to lawn with a patio area, brick-built barbecue, potting shed and is fully enclosed.

To the front is an attractive, low-maintenance garden, while a driveway to the side leads to an attached garage with an electric door and a personal door providing direct access into the property.

Council Tax Band: D

Energy Efficiency Rating: D

The property is located on a good sized corner position within Oakcroft Gardens, which is a residential cul-de-sac located to the east of Littlehampton town centre. It offers a quiet, community-friendly setting within easy reach of local shops, including a Tesco Superstore and amenities at Wick Parade.

The town centre, seafront, and Littlehampton train station are all within 1.5 miles, providing easy access to the beach, restaurants, and regular rail services to London and the south coast.

The area is well served by local schools, including St Catherine's Primary and The Littlehampton Academy. With low traffic, good transport links, and proximity to the coast, Oakcroft Gardens is a sought-after location for families and retirees alike.





