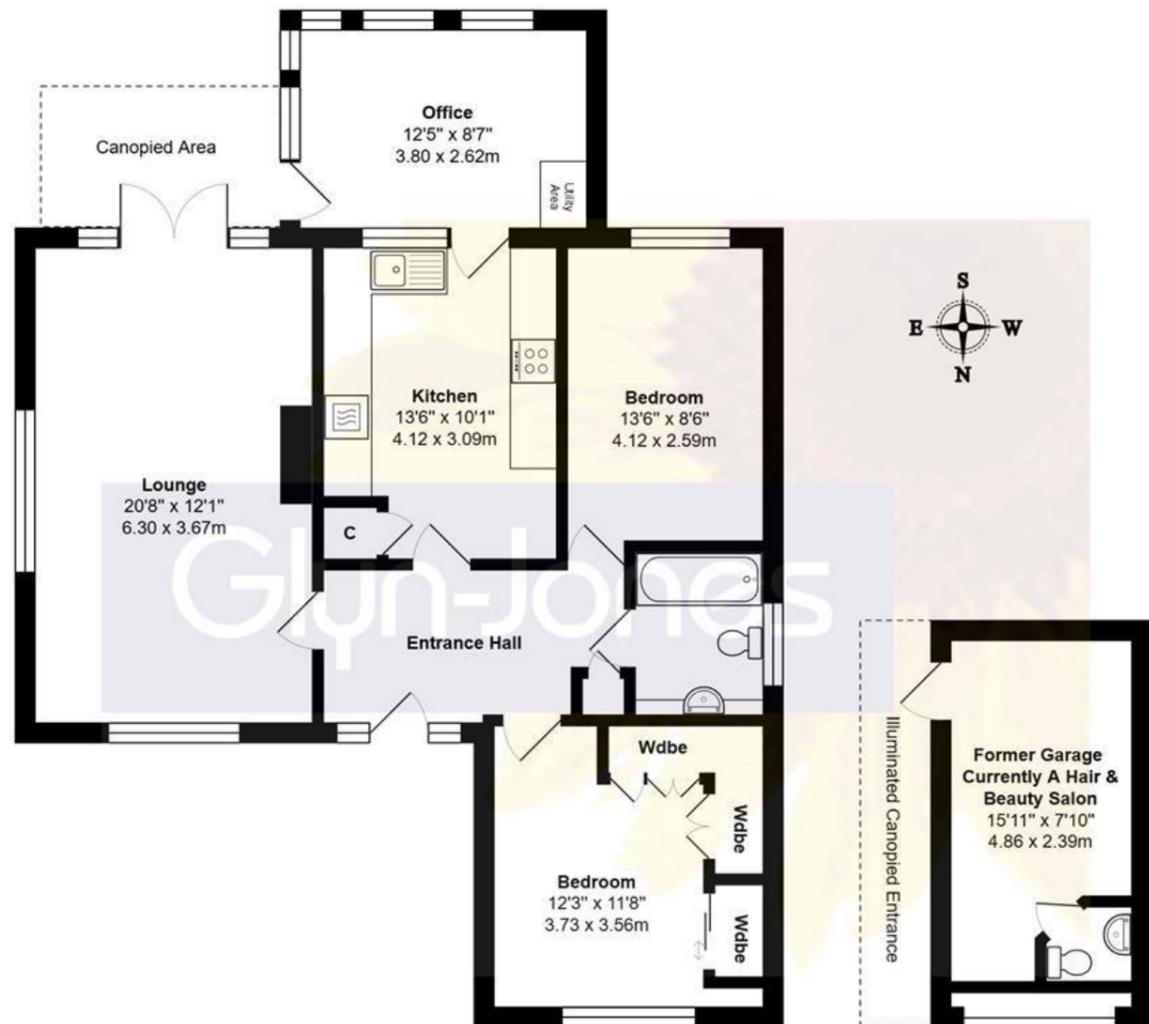


25 Oakcroft Gardens,  
Littlehampton BN17 6LT  
£416,500 - Freehold



Total Approx. Floor Area 1044 ft<sup>2</sup> ... 97.0 m<sup>2</sup> (Includes Former Garage, Excludes Canopied Areas)

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025



Glyn-Jones and Company are delighted to offer for sale this beautifully maintained and extended detached bungalow.

The property features two double bedrooms, with the master benefiting from fitted wardrobes installed in 2024. A bright and airy triple-aspect lounge provides views across the gardens and has a log burner discreetly located behind an electric fire. The modern kitchen is stylish and functional, fitted with an integrated hob and oven, offering ample workspace and storage. A well-appointed family bathroom includes a shower over the bath, and there is a dedicated office area with integrated utility space, ideal for home working or everyday practicality. The home benefits from gas-fired central heating (boiler located in the loft) and double glazing.

The former detached garage has been thoughtfully converted into a detached salon/beauty room, providing excellent potential for a home business, studio, or flexible workspace. The salon currently consists of a canopied entrance with inset spotlights and a cloakroom. The property also benefits from solar panels, which provide free electricity when charged, helping to reduce energy bills.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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.

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



# 25 Oakcroft Gardens, Littlehampton, West Sussex BN17 6LT

## £416,500 - Freehold



Oakcroft Gardens is a peaceful 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 1–1.5 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.



Outside & Garden

Set on a large, well-maintained south-facing corner plot, the garden is a standout feature of this property. It offers a peaceful and private outdoor space with mature planting, multiple seating areas, and a dedicated BBQ area, ideal for entertaining or relaxing throughout the day. Additional outdoor features include a vegetable patch, a greenhouse, two timber sheds with power (one newly erected in April 2025) and two metal sheds, providing ample storage options. The garden has been thoughtfully designed and lovingly cared for, perfectly complementing the immaculate interior of this charming bungalow. There is also a driveway for several vehicles.

