



Total Approx. Floor Area 1214 ft² ... 112.8 m² (Excludes Garage, Drive, Office & Garden)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 2022.

25 Davits Drive, Littlehampton, West Sussex BN17 6RU Offers Over £375,000 - Freehold

Glyn-Jones



Energy Efficiency Rating: B

Council Tax Band: C

You are advised to have this confirmed by your legal representative at your earliest opportunity

Glyn-Jones and Company are delighted to offer for sale this extended three-bedroom semi-detached bungalow, occupying a generous corner plot in a desirable residential location.

Upon entering the property, you are welcomed into a hallway with double doors leading into a bright and expansive 29ft lounge/diner, ideal for both relaxing and entertaining. The heart of the home is a stunning modern 'Wren' fitted kitchen, complete with a larder cupboard, breakfast bar, an electric hot water tap, and a range of integral appliances. The property benefits from three bedrooms, along with both ground floor and first floor bathrooms, providing convenience and flexibility for families or guests.

Further features include gas-fired central heating, double glazing throughout, and solar panels, enhancing energy efficiency and reducing utility costs.

WITH OVER...



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

Glyn-Jones

Littlehampton Office
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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.

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Davits Drive is situated within the highly popular Beaumont Park Estate, equidistant to both Rustington's comprehensive village centre and Littlehampton town centre (approximately 1.5 miles).

The seafront with its many leisure amenities including the 'Wave' swimming centre and Mewsbrook Park can be found within an equivalent distance.

Notably, a local bus service operates along neighbouring Fastnet Way and several local schools can be found within an approximate 1 mile radius.



Externally, the property continues to impress with a beautifully maintained corner plot garden, offering a canopied covered patio area, a secluded BBQ spot, and plenty of space for outdoor enjoyment. A standout feature is the insulated home office, complete with underfloor heating and water supply, offering superb potential for use as a home workspace or possible annexe (subject to planning).

Additional benefits include a garage with electric rolling door and power supply, a driveway providing off-road parking, and the added advantage of NO FORWARD CHAIN.

