



1 Columbine Way, Littlehampton – BN17 6UX

£400,000 Freehold

CHAIN FREE and presented in excellent decorative order throughout • Attractive three bedroom, two reception family home with a versatile and well-planned layout • Spacious lounge and generous kitchen/diner with access to the conservatory • Useful utility room • Three well-proportioned bedrooms, including two with en-suite shower rooms • Lovely conservatory providing valuable additional living space and views over the garden • Private driveway parking and a quieter residential setting • Ideally positioned between Littlehampton and Rustington, with the village centre, seafront, shops, cafés and amenities all within easy reach.



CHAIN FREE and presented in excellent decorative order throughout, this attractive three-bedroom, three bathroom, two reception home offers stylish, well-planned accommodation ideal for modern family living. The ground floor features a welcoming lounge, a generous kitchen/diner with direct access to the conservatory, plus a useful utility room. Upstairs are three well-proportioned bedrooms, including two with their own en-suite shower rooms, alongside a family bathroom.

Outside, the property benefits from private driveway parking, while the conservatory provides a lovely additional space overlooking the garden. With its versatile layout, excellent presentation and highly desirable chain-free position, this is a superb opportunity for buyers looking for a home they can move straight into and enjoy.

Ideally positioned between Littlehampton and Rustington, the property is within easy reach of Rustington's vibrant village centre, with its excellent range of independent shops, cafés and everyday amenities, as well as the beautiful nearby seafront. Littlehampton is also conveniently accessible, offering a further choice of shops, restaurants, leisure facilities and coastal attractions.

This location continues to be a firm favourite with buyers looking to enjoy the best of the West Sussex coast, while the property itself sits in a quieter residential setting away from the hustle and bustle of the town centres.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Living Room

18' 6" x 10' 6" (5.64m x 3.20m)

Kitchen/Diner

14' 7" x 9' 4" (4.45m x 2.85m)

Bedroom 1

10' 6" x 10' 5" (3.20m x 3.18m)

Bedroom 2

9' 9" x 8' 9" (2.97m x 2.67m)

Bedroom 3

8' 9" x 8' 2" (2.67m x 2.49m)

Ensuite 2

Bathroom

Ensuite 1

Conservatory

13' 3" x 10' 3" (4.04m x 3.12m)







Total Area: 1172 ft² ... 108.9 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

Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.