

Watersmead Close,
Littlehampton, West Sussex,
BN17 6GJ

Glyn-Jones

£425,000 Freehold



An extended semi-detached house, pleasantly situated within this popular 'Hargreaves' built development. Offering spacious and versatile accommodation set across three thoughtfully designed floors, the property is ideal for growing families or those seeking generous living space close to local amenities.

The ground floor features a kitchen/breakfast room; an extended lounge and dining area - a spacious room with Velux windows and double doors, which open directly onto a patio and the enclosed rear garden. The first-floor hosts three well-proportioned bedrooms, including a second bedroom benefitting from built-in wardrobes and en-suite shower room. In addition, there is a family bathroom, fitted with a white suite

The impressive main bedroom is situated on the top floor and features built-in wardrobes and spacious en-suite shower room/w.c

Externally, you'll find an enclosed rear garden laid to lawn with a patio area and gated side access. To the front, a private driveway gives parking for several cars, and direct access to a garage equipped with light and power.

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At an Average
rating of
4.9/5

Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com



Total Area: 1508 ft² ... 140.1 m² (Includes Garage)
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

Council Tax Band – D Energy Efficiency Rating – C Estate Management Fee - TBC

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.

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Spacious family house, pleasantly situated within this popular development



Watersmead Close is conveniently situated within only approx. 1.25-miles of Rustington's comprehensive village centre, with its extensive shopping facilities, restaurants and cafes and other useful amenities. Whilst Littlehampton town centre, with shopping precinct and mainline railway station, can be found in approximately 2 miles. The seafront is also located within 2 miles' distance. Notably, the location is within catchment to the popular Summerlea CP School, as well as being within very close proximity to a useful convenience store and fuel station.

A bus service also stops near to the entrance of Watersmead Drive, whilst the delightful Brookfield Park is found within only a few hundred metres of the property.



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