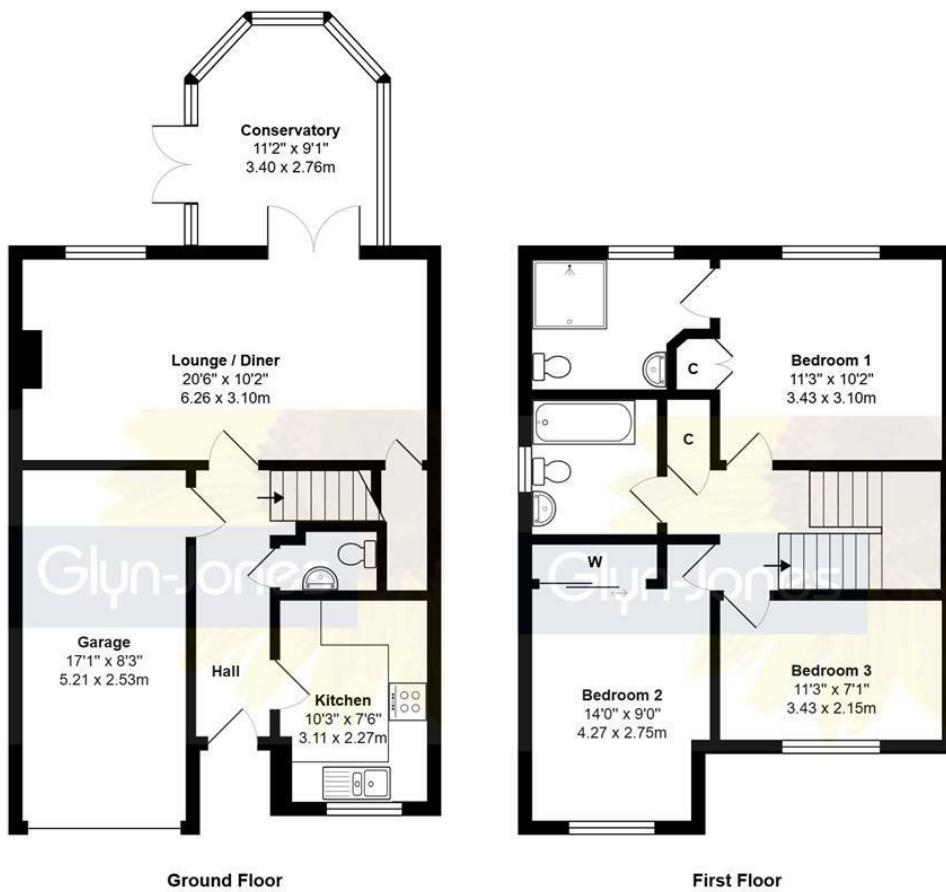


# 11 Crosshaven, Littlehampton BN17 6RT

£380,000 - Freehold



- Modern End Terrace House
- Three Bedrooms
- Two Bathrooms (One En-Suite)
- Lounge/Dining Room
- Conservatory
- Kitchen
- Ground Floor W.C
- West Facing Rear Garden
- Private Driveway & Integral Garage
- No Onward Chain

A modern end terrace house located in a quiet cul-de-sac on the popular Beaumont Park development. The property offers bright and spacious accommodation comprising; three bedrooms, with bedrooms one and two boasting built-in wardrobes and an en-suite shower room to the main bedroom. The spacious lounge/dining room leads into a conservatory that overlooks the attractive rear garden. The property also features a modern kitchen, a convenient ground floor cloakroom, and an integral garage.

Outside, you'll find a private driveway, as well as an enclosed low maintenance garden benefitting from a favoured westerly aspect and gated side access. In addition to gas central heating and double glazing, the property is being offered with no onward chain, making it the perfect opportunity for a hassle-free move.

The convenient position of the property is an important benefit, being approximately equidistant to Rustington's comprehensive village centre, Littlehampton town centre and the seafront, with its promenade and a variety of leisure amenities including the 'Wave' Leisure Centre and Mewsbrook Park, all of which are found within an approximate 1.5 mile radius. Furthermore, a local bus service operates along nearby Fastnet Way, plus a useful convenience store with neighbouring pharmacy can be found in approximately 0.5 miles. Several pre-schools, primary schools and The Littlehampton Academy are also all situated in close proximity.

TENURE - Freehold

Council Tax Band:

Energy Performance Rating:

AGENTS 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.

WITH OVER...



COMPANY  
REVIEWS  
NOW  
RECEIVED



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WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 ★★★★★



Glyn-Jones & Company  
Rustington  
01903 770095

## 11 Crosshaven, Littlehampton, West Sussex, BN17 6RT

