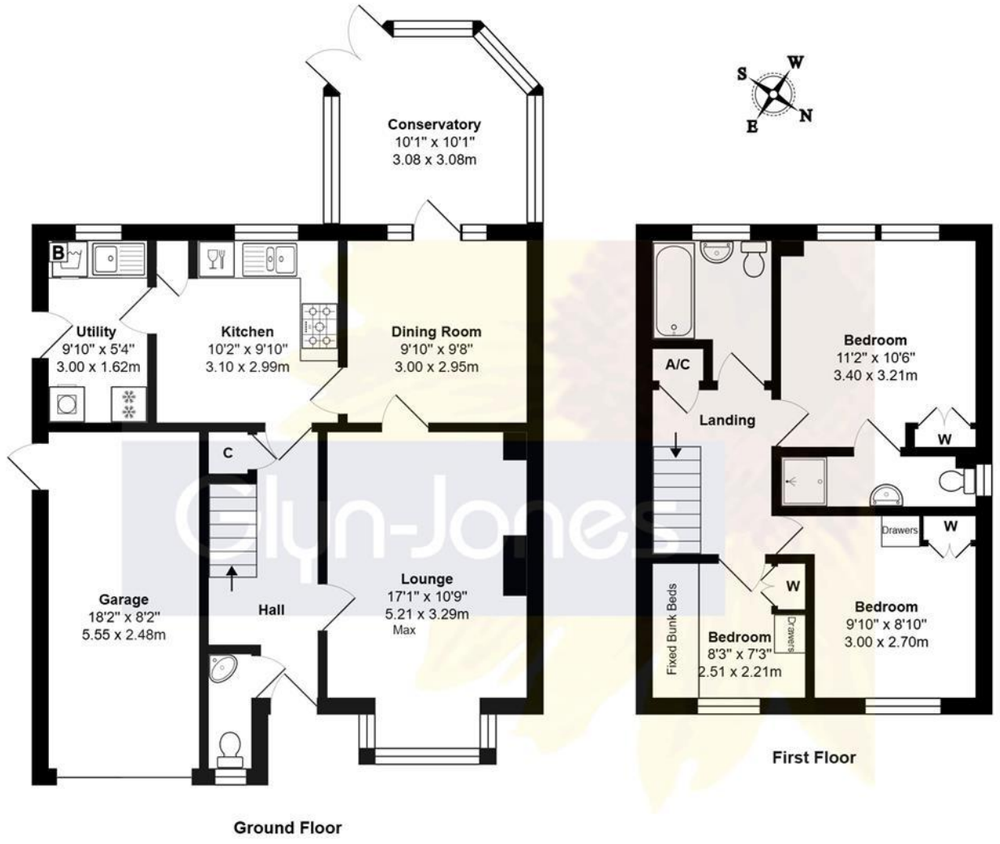


Total Area: 1231 ft² ... 114.4 m² (Includes Garage)

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** – D

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. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.



21 Goldcrest Avenue, Littlehampton, West Sussex BN17 7GQ

£325,000 – Freehold



Glyn-Jones and Company are delighted to offer for sale this spacious detached family house which is positioned on a generous sized corner plot and has been owned by the current vendor since new.

The accommodation to the ground floor briefly comprises an entrance hall with stairs to the first floor and a storage cupboard beneath, a cloakroom, a fitted kitchen with separate utility room, a spacious lounge with feature bay window, a further separate dining room with a door to a conservatory.

To the first floor there are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with an additional family bathroom. The property further benefits from partial double glazing, with double glazed windows located to the front elevation, and gas fired central heating.



Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

21 Goldcrest Avenue, Littlehampton, West Sussex BN17 7GQ

£325,000 – Freehold







Externally, the property enjoys an enclosed south westerly rear garden which is mainly laid to lawn, together with a useful area to the side providing bin storage and access to the front of the property. There is also a personal door providing access into the garage.

To the front, there is a lawned garden with mature shrubs and bushes, whilst a driveway to the side provides off road parking and leads to the attached garage.

The attached garage is fitted with an up and over door and benefits from power and lighting, together with a pitched roof providing a useful additional storage area.

No forward chain.

Goldcrest Avenue is situated on the ever popular Springbank development which is within 2 miles of Littlehampton town centre where the mainline railway station providing direct links to London Victoria can be found. The development has local play parks and is has local bus stops close by. Littlehampton has a wealth of amenities and attractions including the 'Look and Sea centre' on the banks of the River Arun.

Littlehampton's seafront and Greensward is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area. Rustington village is within 3 miles where further local amenities including the comprehensive shopping precinct can be found.







WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

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