



18 Crosshaven, Littlehampton, BN17 6RT

£390,000

- Three Bedroom Semi Detached House In Popular Beaumont Park Location
- Tucked Away Position in No Through Road
- 20'6 Lounge/Dining Room Overlooking Garden
- Integral Garage & Double Driveway Parking
- Beautifully Landscaped South Facing Garden
- Ground Floor Cloakroom
- Master Bedroom With En-Suite Shower Room
- Three Double Bedrooms
- Between Rustington & Littlehampton Shopping Centres
- Chain Free

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Nestled in the charming area of Crosshaven, Littlehampton, this delightful house offers a perfect blend of comfort and modern living. Built in 2002, the property boasts a contemporary design that is both inviting and functional.

Inside, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The location in Crosshaven is particularly appealing, offering a tranquil environment while still being close to local amenities and the beautiful coastline of Littlehampton. This property is perfect for those looking to enjoy a peaceful lifestyle without sacrificing accessibility to shops, schools, and recreational activities.

This house is a wonderful opportunity for anyone seeking a modern home in a desirable area. With its thoughtful layout and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.



Council Tax Band: D

Tenure: Freehold



LOUNGE/DINER

20'6x10'4

KITCHEN

10'1x7'5

INTEGRAL GARAGE

17'8x8'4

MASTER BEDROOM

11'4x10'7

EN SUITE SHOWER ROOM

6'8x6'6

BEDROOM 2

14'1x9'0

BEDROOM 3

11'3x7'1

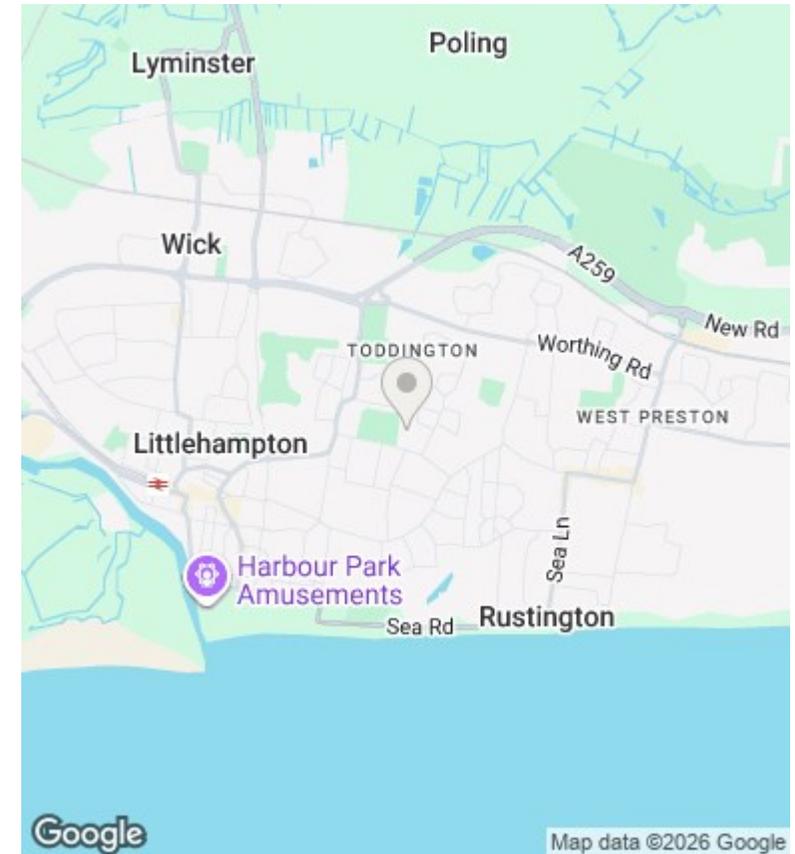
FAMILY BATHROOM

6'8x6'3





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	72	77
	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.