



Crabtree Close, Littlehampton, BN17 7QX

Freehold

- A Detached Family Home
 - Three Double Bedrooms
 - South-Facing Rear Garden
 - Parking for Two Cars and Integral Garage
 - Engineered Oak Flooring
 - Modern Kitchen and Bathrooms
 - Quiet Cul-De-Sac
 - Good Access Links to the A27 and A259
- (Approx. 1220 sq. ft 113.3 sq. m)

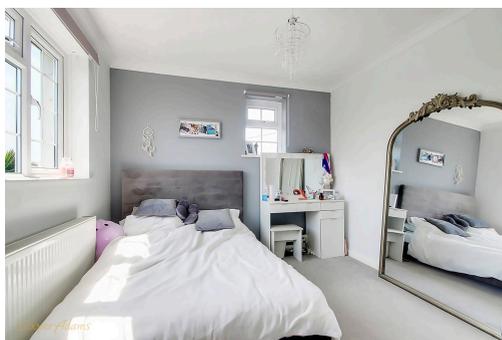
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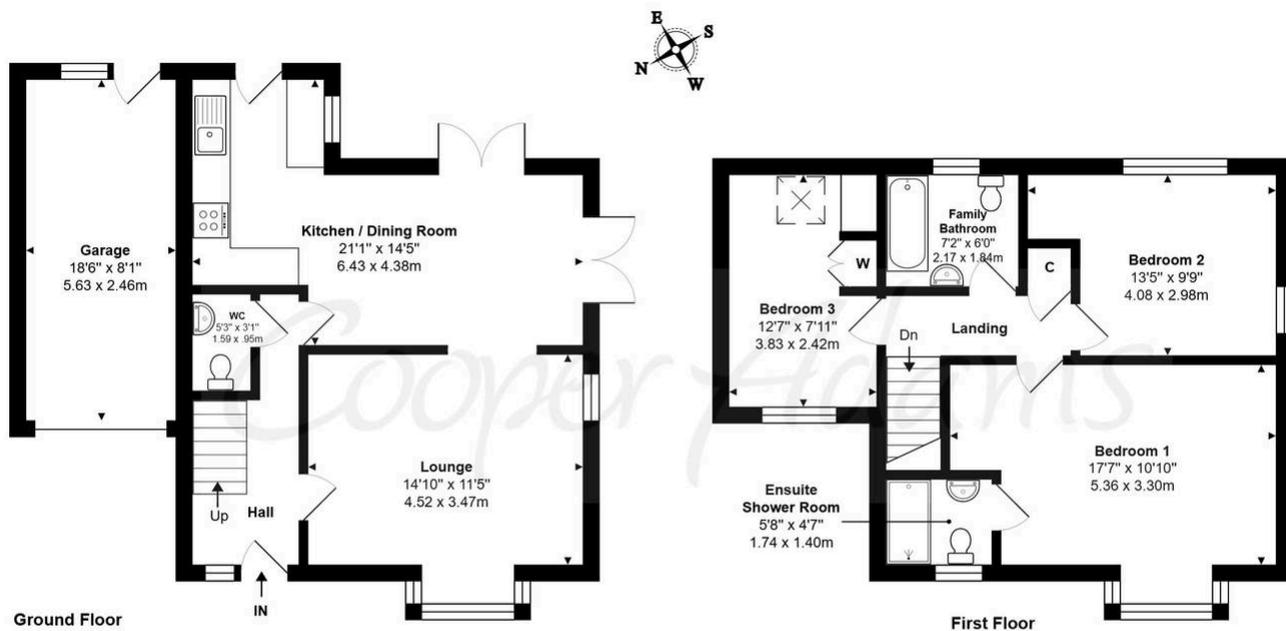
Tucked away in a quiet cul-de-sac, this detached family home offers the perfect blend of space and convenience. Boasting three generously sized double bedrooms, it's an ideal choice for those looking to spread out and enjoy more room for family life. The open-plan living and dining area is designed with family living in mind, featuring a charming bay window that floods the space with natural light. The south-facing garden is perfect for outdoor play or relaxation. Parking includes one space outside the garage and two additional spaces in the shared parking area adjacent to the neighbouring property. Recent updates include stylish new bathrooms and engineered oak flooring, adding a touch of modern elegance. Situated away from the hustle and bustle of Littlehampton yet conveniently close to major commuter links such as the A27 and A259, this home truly offers the best of both worlds. A must-see property for growing families!

This property is "Legally Prepared." Buyers must request these before offering. The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.





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Total Approx. Floor Area 1220 ft² ... 113.3 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Council Tax band: E, EPC Energy Efficiency Rating: D

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