

1 Watersmead Drive, Littlehampton BN17 6GH

£425,000 - Freehold



Total Area: 1597 ft² ... 148.4 m² (Includes Garage Store)

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 Jtm 2025



TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: C

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...



At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
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- Spacious Semi-Detached Town House
- Four Bedrooms (Two En-Suite)
- Feature Conservatory Overlooking Rear Garden
- Study
- Private Driveway
- Beautifully Presently Throughout
- Lounge/Dining Room
- Well Planned Kitchen/Breakfast Room
- Family Bathroom and Ground Floor Cloakroom
- Enclosed Rear Garden

Introducing this stunning three storey semi-detached house, pleasantly situated on this popular development, perfect for a growing family.

Constructed by reputable local builders Hargreaves, this lovely home offers bright and well-planned accommodation, boasting four bedrooms, including an impressive top floor master suite with built-in wardrobes and a recently re-fitted shower room/w.c, this property is in excellent condition throughout.

The ground floor offers a spacious lounge/dining room, a conservatory spanning the width of the house which overlooks the private rear garden, a modern kitchen with integral appliances and granite work surfaces, and a separate study (formerly a garage). With two en-suites, a family bathroom, and a ground floor cloakroom, there is ample space for the whole family. The enclosed rear garden is mostly laid to lawn with paved seating area and useful gated side access.

Situated just minutes away from local amenities, this property also benefits from a pleasant open outlook to the front, a private driveway, garage store, gas heating, and double glazing.

Watersmead Drive is conveniently situated within only approx. 1.25-miles of Rustington's comprehensive village centre, with its considerable variety of 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. The renowned 700 bus service also stops near the entrance to the road, whilst the delightful Brookfield Park encompassing children's play areas, picturesque lake, and glorious nature trails, is found within only a few hundred metres of the property.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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