



10 Crosshaven, Littlehampton BN17 6RT
£425,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 4 Bedroom Detached House
- Lounge & Dining Room
- Conservatory
- En Suite Shower & Family Bathroom
- Ground Floor Cloakroom
- No Onward Chain
- Private Drive & Garage
- Council Tax Band 'E'
- EPC Rating: - 'C'

A modern detached house built in approximately 2002 by local builders Messrs. MJH Homes. The house forms part of a small development situated mid-way between Rustington and Littlehampton.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, bay fronted lounge, dining room, kitchen, conservatory, master bedroom with en suite shower room/WC, three further bedrooms and a family bathroom/WC.

Outside there is a private drive to an attached garage and an additional parking space and there is a west facing rear garden.

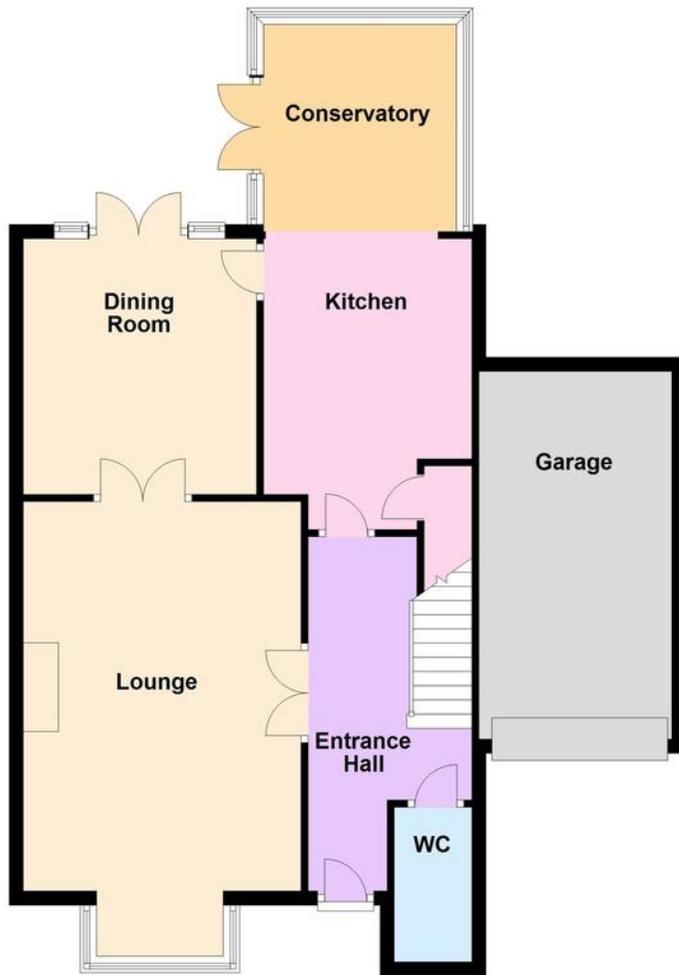
The property does require some refurbishment and redecoration giving a new owner the opportunity to modernise to their own style and taste.

Crosshaven is pleasantly situated in a residential area and is located at the far end of Solway Close which is accessed from Fastnet Way.



Ground Floor

Approx. 83.6 sq. metres (899.4 sq. feet)



First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 142.7 sq. metres (1536.2 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

21' x 13' (6.4m x 3.96m)
max

DINING ROOM

11' 9" x 10' 10" (3.58m x 3.3m)

KITCHEN

13' 5" x 9' 8" (4.09m x 2.95m)

CONSERVATORY

9' 6" x 9' (2.9m x 2.74m)

BEDROOM 1

14' 3" x 10' (4.34m x 3.05m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

13' 7" x 12' (4.14m x 3.66m)
max

BEDROOM 3

10' 9" x 8' 8" (3.28m x 2.64m)

BEDROOM 4

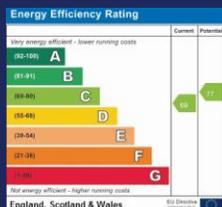
8' 10" x 6' 8" (2.69m x 2.03m)

FAMILY BATHROOM/WC

PRIVATE DRIVE

ATTACHED GARAGE

WEST REAR GARDEN



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