31 Lloyd Crescent, Littlehampton

SOLD by Anna & Phil - LJ Hooker

Superb family home beautifully positioned to take in sweeping views

Set on an impressive 936sqm allotment this beautifully positioned 2014 built home with northerly aspect, sits amongst stunning gardens and captures sweeping views from multiple directions and offers the perfect balance of space, comfort, and lifestyle.

The home comprises three generous bedrooms, including a spacious master suite complete with walk-in robe and private ensuite. The remaining bedrooms are good-sized and feature built-in robes in second bedroom. The second separate living area provides excellent versatility, with the space easily adaptable as a fourth bedroom, home office, or lounge.

At the heart of the home is the light-filled open plan living, dining, and kitchen area. The kitchen is both functional and inviting, featuring a beautiful Sassafras timber breakfast bar, stainless steel appliances including Miele dishwasher, and walk-in pantry. The main living area has been thoughtfully designed with eco-friendly, passive solar construction for comfortable and efficient living year-round. Glass sliding doors from the living area open seamlessly to the beautifully

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FOR SALE
Please Call

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Interested parties must rely solely on their own enquiries.

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paved, spacious undercover outdoor entertaining area with rural views to the northern horizon; perfect for relaxing or hosting guests.

Outdoors, the property continues to impress with two sheds (one equipped with power, paving, and a workbench), a charming veggie garden, a tranquil fernery and established fruit trees. Parking is abundant, with a large double garage offering remote control roller door and internal access, separate secure undercover parking for motorcycles or e-bikes complete with a charging point, and ample off-street parking for 5 plus cars plus undercover space for a large caravan or boat. Perfect for families or retirees.

Key features:

- Solar panels (5 kW)
- Ducted reverse cycle air-conditioning
- Huge amount of built-in storage
- Two sheds, including one with power, concrete floor, and workbench
- Large double garage with shelving, auto roller door and internal access
- Secure undercover parking for motorcycles, bicycles, or e-bikes with charging point
- Loads of off-street parking, including undercover space for a large caravan or boat
- Veggie garden, fruit trees and lawned area
- Wirelessly controlled watering system to the entire garden

This property offers a fantastic combination of lifestyle, practicality, and room to grow - perfect for families, or anyone seeking extra space both inside and out.

MORE DETAILS

Property ID	14KCFDQ
Property Type	House
Land Area	936 m2

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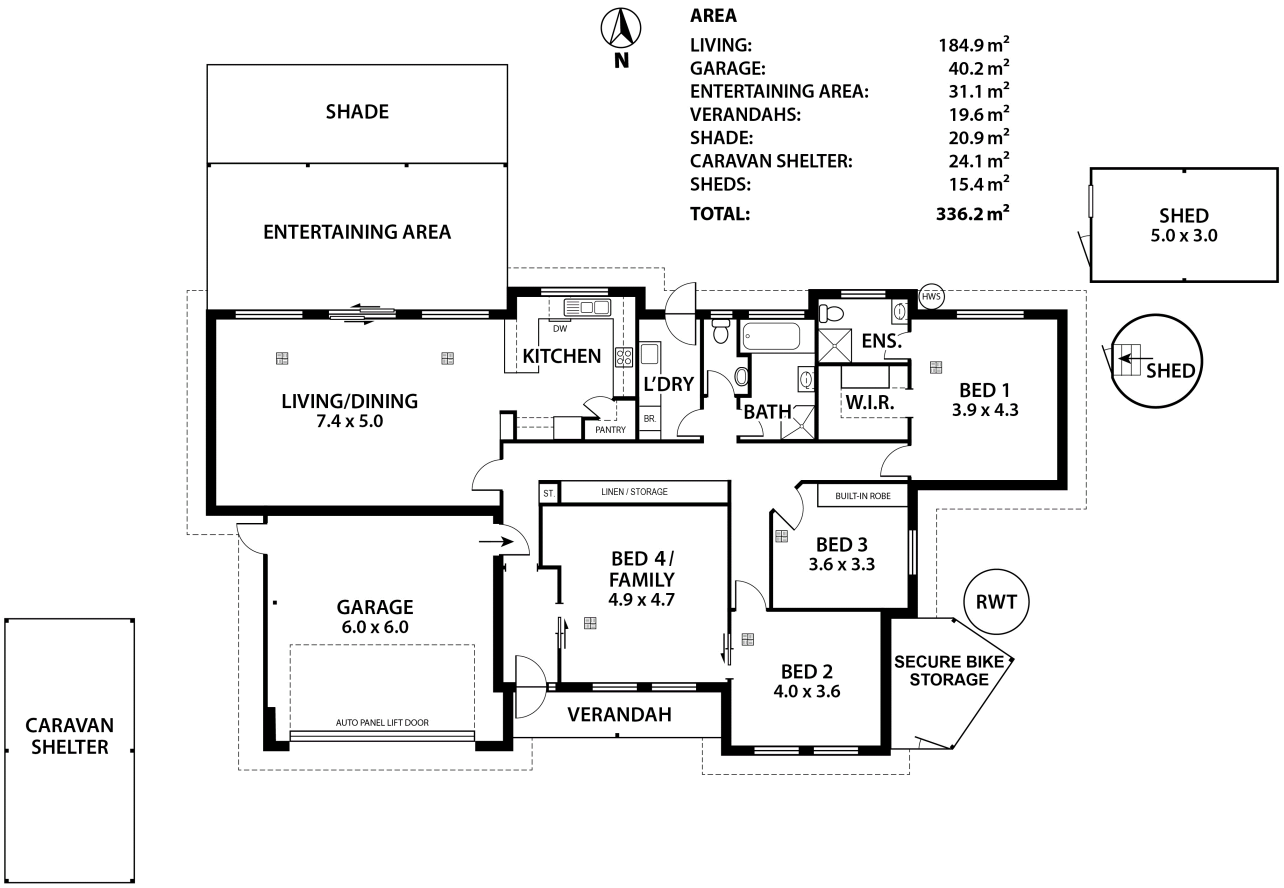

AREA

LIVING:	184.9 m²
GARAGE:	40.2 m²
ENTERTAINING AREA:	31.1 m²
VERANDAHS:	19.6 m²
SHADE:	20.9 m²
CARAVAN SHELTER:	24.1 m²
SHEDS:	15.4 m²
TOTAL:	**336.2 m²**

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