



Total Area: 1051 ft² ... 97.6 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

4 The Winter Knoll, Beaumont Park, Littlehampton, West Sussex BN17 6NQ OIEO £390,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this detached bungalow, which is being offered for sale with NO FORWARD CHAIN.

Accommodation comprises of an entrance hall, a spacious lounge, a fitted kitchen, two bedrooms and a bathroom with a shower over the bath. The property has been recently repainted and benefits from gas fired central heating and double glazing. A further attribute to note is the feature conservatory.

To the rear there is a secluded and securely enclosed garden which is mainly laid to lawn with a patio area adjacent to the property. To the front there is an open plan garden which offers well stocked flower beds. The property offers a lengthy drive to the side providing off road parking for multiple vehicles, which leads up to a detached garage. The garage benefits from power and light, an up and over door to the front, as well as a personal door into the garden.

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The location of the property within the popular Beaumont Park development is a notable attraction, being equidistant to Rustington's comprehensive village centre and Littlehampton's town centre, both of which are found within an approximate distance of 1.5 miles. Additionally, the picturesque seafront, with its splendid promenade and numerous leisure amenities, is situated in less than 1 mile.

Notably, several local primary schools and nurseries are in close proximity, whilst The Littlehampton Academy can be found within 0.75-mile. A useful convenience store, local bus service, and the delightful Mewsbrook Park can all be found close to hand. Littlehampton mainline railway station provides a regular service to London Victoria and is located in approximately 2-miles.



Property Information

Tenure: Freehold
Energy Efficiency Rating: TBC

You are advised to have this confirmed by your legal representative at your earliest opportunity.

