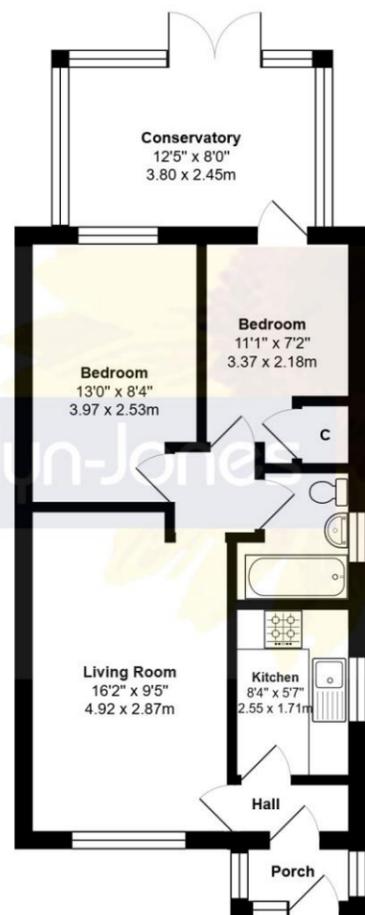


**40 Armada Way, Littlehampton,  
West Sussex BN17 6QY  
£240,000 Freehold**



Total Area: 605 ft² ... 56.2 m²

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 2026

Energy Efficient Rating: D | Council Tax Band: C

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

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

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



**Two Bedroom Semi Detached Bungalow | No Onward Chain | Garage Accessed Via South Facing Rear Garden | Front Brick Walled Garden | Side Access To Rear Garden | Spacious Living/Dining Room | Kitchen With Ample Storage Space | Master Bedroom | Second Bedroom/Office | Conservatory | Low Maintenance Garden With Paving and Shrubs | Quiet Residential Location | Close To Amenities | Viewing Highly Advised**

Glyn-Jones & Company are pleased to present to the market this two bedroom semi detached bungalow situated in a quiet residential location benefiting from a garage accessed directly via the south facing rear garden and NO ONWARD CHAIN.

The property is entered via a front garden leading to a small porch. To the front of the property there is a spacious living/dining room as well as a kitchen with ample storage space. The accommodation continues with a good sized master bedroom with plenty of wardrobe space, along with a secondary room which could be used as a bedroom or study with built-in storage cupboard. The family bathroom features a bath with up-and-over shower. A sunny conservatory to the rear completes the internal accommodation.



At an Average rating of

**4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com

**40 Armada Way, Littlehampton, West Sussex BN17 6QY**

**£240,000 Freehold**



The enclosed rear garden enjoys a southerly aspect and is designed for low maintenance, featuring paved patio areas and decorative stone and shrub sections. It also offers access to the garage, making it ideal for storage or secure parking. Side access further enhances practicality, particularly for gardeners or pet owners.

The property is ideally suited to a range of buyers including those looking to downsize, first-time buyers or purchasers seeking comfortable single-storey living in a convenient and popular location.



Beaumont Park is a quiet, well-regarded residential area in Littlehampton. The area is close to a range of everyday amenities, including shops, schools, bus routes and green spaces, with Rustington village and Littlehampton town centre both within easy reach. The seafront, river walks and Mewsbrook Park are nearby, offering plenty of opportunities for leisure and outdoor activities, making the area a popular choice for those seeking a balance of coastal living and local convenience.

Early viewing is highly recommended.

