



Total Area: 1114 ft<sup>2</sup> ... 103.5 m<sup>2</sup> (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 Jm 2025

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC Rating:** D



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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**4 The Chine, Beaumont Park,  
Littlehampton West Sussex, BN17 6QQ  
£385,000 (Freehold)**

**Glyn-Jones**



Introducing this extended modern detached house situated in the highly popular Beaumont Park.

Perfectly positioned in a quiet residential area, this well-presented home boasts three spacious bedrooms, a bright and airy lounge, and a separate dining room that overlooks the well-maintained rear garden.

The property features a modern kitchen and bathroom and a convenient ground floor cloakroom.

Outside, the front of the property has been paved for ease of maintenance with a private driveway and garage with light and power. The rear garden is mostly laid to lawn and stocked with a variety of mature shrubs, garden shed and useful gated side access.

Further features include; built in wardrobes, gas central heating and double glazing throughout.



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



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The location of the property is a notable quality, with many useful local amenities and attractions found in close proximity including several primary schools and nurseries; The Littlehampton Academy; Westcourt Medical Centre; a small convenience store and pharmacy; and the delightful Mewsbrook Park; all of which are located within an approximate 0.5-mile radius.

Local bus services to neighbouring towns operate in close proximity, and the A259, which provides a link to the larger neighbouring towns of Worthing and Bognor Regis, is accessible within only 1.5 miles.



 *extended detached house, with separate dining room overlooking well-maintained gardens.*

