



Total Area: 845 ft² ... 78.5 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 2025

Council Tax Band: C
Energy Efficiency Rating: B

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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.



Rustington Office
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**132 Southfields Roads, Beaumont Park,
Littlehampton, West Sussex, BN17 6PD**
£355,000 (Freehold)

Glyn-Jones



It is our pleasure to present this attractive semi-detached bungalow to the market, situated within popular Beaumont Park, equidistant to Rustington, Littlehampton, and the seafront.

Briefly described, the well-appointed internal accommodation comprises; two double bedrooms; an enlarged lounge/dining room; stylish refitted kitchen with a good range of integrated appliances; and a contemporary bathroom/WC.

A particular feature is the low-maintenance south/west facing rear garden, which is mainly laid to striking porcelain tiling and incorporates a detached garage with power.

Additional attributes include an extensive block paved driveway to the front and side enabling ample off-road parking; solar panels (owned); double glazing; gas central heating; and modern floor coverings throughout.

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£355,000



The enviable setting notably provides easy access to many useful amenities and local attractions including a useful convenience store with neighbouring pharmacy; several primary schools and pre-schools; The Littlehampton Academy; Westcourt Medical Centre; and the delightful Mewsbrook Park; all found within an approximate 1-mile radius. Rustington's comprehensive village centre can also be found in an equivalent distance.

Public transport links are also close to hand, with a handy local bus service operating through the estate, and two mainline railway stations - Littlehampton and Angmering - both found within approximately 2-miles distance.



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