



Total Area: 764 ft² ... 71.0 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 Jlm 2022

**Council Tax Band: C**  
**Energy Efficiency 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 carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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**The Winter Knoll, Beaumont Park,  
Littlehampton, BN17 6NQ  
£340,000 Freehold**

**Glyn-Jones**



We are delighted to offer for sale this well-maintained semi-detached bungalow, situated on the popular 'Beaumont Park' development, benefitting from a west facing rear garden.

The property has been much improved by the current vendors and features; entrance hall, spacious lounge/dining room, a double aspect refitted shaker style kitchen, two double bedrooms, one of which is currently used as a second lounge and provides access to the rear garden and a bathroom/w.c

The rear garden benefits from a favoured westerly aspect, being enclosed with useful side and rear access. A paved patio leads to an area of lawn with well stocked flower and shrub borders. There is also a further paved area to the side of the property with timber shed. The front garden is also well maintained and mostly laid to lawn. A garage is located in a nearby compound . (There is also the potential for off road parking to the front or side, subject to necessary planning consents).



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



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The appealing situation of the bungalow is a further benefit, being approximately equidistant to Littlehampton's town centre and Rustington's village centre (1 mile), both of which offer a comprehensive range of shops, restaurants as well as useful amenities such as doctor's surgeries and library. The picturesque seafront, with its vast range of leisure attractions, including the 'Wave' swimming centre and popular Mewsbrook Park can be found within only 0.75 miles. The Winter Knoll benefits from being on a bus route. A Tesco Express store and chemist can also be found within a short distance.

Littlehampton is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the neighbouring towns of Bognor Regis and Worthing. Additionally, there is mainline railway station offering a regular service to London Victoria via Gatwick.



*Well-presented throughout, with feature west facing rear garden.*



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