



**Council Tax Band: C**  
**Energy Efficiency Rating: B**  
**Tenure: Freehold**



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.



**63 Beaumont Park, Littlehampton,  
West Sussex BN17 6PH**  
**£390,000 (Freehold)**



Introducing this spacious semi-detached house situated on the popular Beaumont Park development, offered for sale with the benefit of no onward chain.

The property has been very well maintained throughout and features; an entrance porch to a welcoming entrance hall; spacious lounge/dining room with French style doors opening to a patio and rear garden. The kitchen is refitted with a range of modern white units while the ground floor cloakroom adds convenience to everyday living.

Upstairs, you will find four bedrooms, two of which benefit from built in wardrobes and a family bathroom complete with white suite. The property features gas central heating, solar panels, and double glazing for energy efficiency.

A notable feature of the property is the the large block paved driveway that provides ample parking for several cars, along with a car port and garage/store with light and power that is ideally suited to a variety of uses. The enclosed south/easterly facing garden affords a good deal of privacy and is mostly laid to lawn with paved seating area and useful large timber shed.

This super property presents a fantastic opportunity for those looking for a well-appointed family home situated in a convenient and popular location.





63 Beaumont Park, Littlehampton, West Sussex BN17 6PH  
£390,000 (Freehold)



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. Rustington Village with its extensive range of independent retailers, cafés and restaurants can be found within approximately 1 mile, whilst Littlehampton Town centre with mainline station is also easily accessible.

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.



*“ spacious and well-presented family home,  
situated on the popular Beaumont Park development.”*