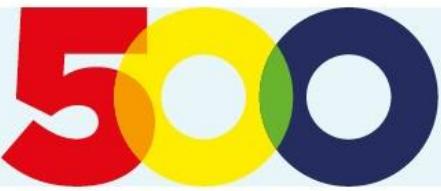


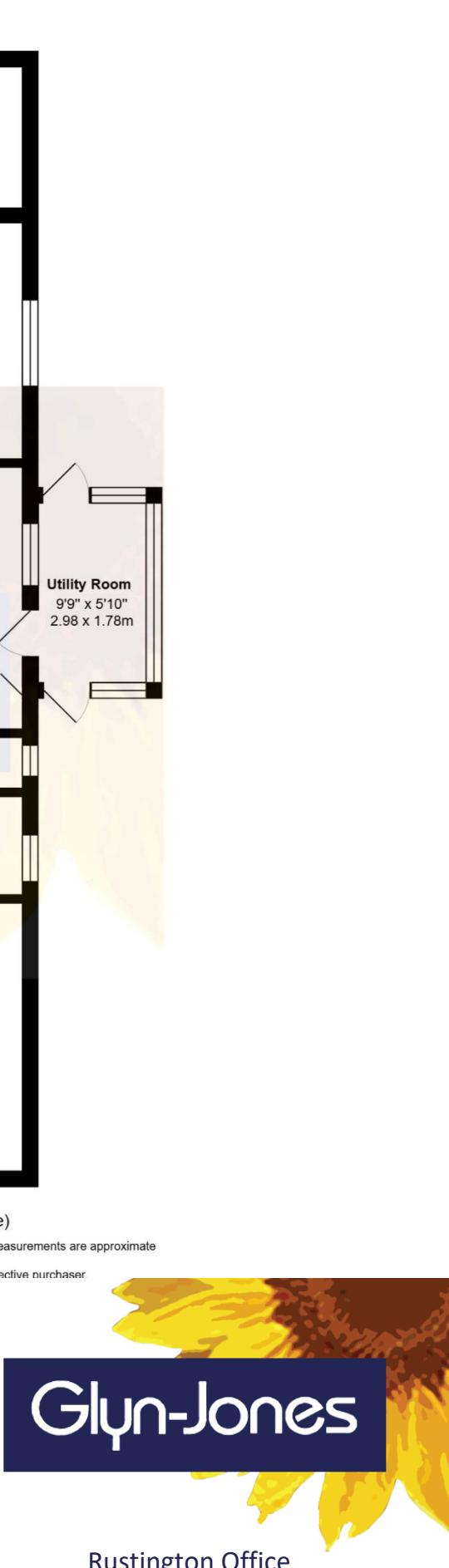
WITH OVER...



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.



**An outstanding Detached Bungalow with a full width extension to the rear, offering bright and spacious well-planned accommodation. The property is favourably located in a quiet, sought after position on the South Beaumont development.**

Extensively refurbished and updated by the current owners, this delightful bungalow is offered for sale in our opinion in excellent order throughout, with quality fixtures and fittings and tasteful decor.

The extended accommodation comprises; entrance hall with cloaks storage cupboard, spacious open plan sitting room with designated dining area, an additional garden room, quality fitted kitchen and separate utility room with matching units and worktop. There are three good size bedrooms, all with recessed wardrobes, a fully tiled bathroom and separate WC. Externally there is a south facing garden and a good sized attached garage, approached via private driveway.

Particular features include; gas fired central heating, uPVC double glazed windows, quality fitted 'Magnet' kitchen with fitted appliances and refurbished contemporary bathroom suite. The property also benefits from fitted quality flooring including carpets and some oak effect laminate.

Internal viewing is highly recommended.

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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## 23 Fairway, Beaumont Park, Littlehampton, West Sussex BN17 6PY



### Outside –

There is an easily maintained south facing rear garden, enclosed by bushes trees and timber panel fencing. The garden is secluded offering a high degree of privacy.

The garden is split into two sections, an extensive patio area, with wooden pergola and a further lawn enclosed by low retaining wall and shrub borders. There is secure access to the side, a personal door to the garage, an outside water tap and garden shed.

### Garage –

The attached garage measures approximately 17' x 10' and is approached via private driveway with electric roller door. The garage benefits from power and light and a personal door to the rear garden. There is a further area of hardstanding to the west of the bungalow.

### Location –

Fairway is a quiet road located on the sought after South Beaumont development, situated approximately mid-distance between Rustington's comprehensive village centre, providing excellent local shopping and Littlehampton seaside town, with mainline railway station and harbour.

The seafront can be found within less than half a mile, along with extensive leisure facilities, including Littlehampton's new Wave leisure centre with swimming pool, Mewsbrook Park and boating lake, and the seafront promenade providing a pleasant walk with cafes and amenities along the way.

**Council Tax Band – F Energy Efficiency Rating – C (72)**



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 ★★★★★



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