



Total Area: 923 ft² ... 85.8 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: C
Tenure: Freehold

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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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**19 Middle Mead, Beaumont Park,
 Littlehampton, BN17 6QH
 £350,000 (Freehold)**



Offered for sale for the first time since new is this deceptively spacious bungalow, pleasantly located in an off-road position within popular Beaumont Park.

Whilst some modernisation would be required, the internal accommodation is generally presented in clean and tidy order throughout, plus there is a degree of flexibility afforded by virtue of potential third bedroom off the lounge/dining room.

Briefly described, the room configuration comprises; two/three bedrooms; a spacious lounge/dining room; kitchen; study/bedroom three; conservatory; shower room; and an additional separate WC.

A particular feature is the attractive rear garden set on a favourable westerly aspect encompassing a wide variety of plants, bushes, and trees, as well as a greenhouse and secure side access.

Further benefits include a private garage within a small nearby compound; gas central heating via an updated combination boiler (2022); uPVC double glazing; a delightful front aspect view across an open green and the added attraction of being sold with NO ONWARD CHAIN.

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Glyn-Jones

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 01903 770095
www.glyn-jones.com

19 Middle Mead, Beaumont Park, Littlehampton, West Sussex BN17 6QH

£350,000



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The property is located within the popular Beaumont Park, equidistant to Littlehampton town centre and Rustington's comprehensive village centre (approx. 1-mile). Moreover, the picturesque seafront, with its splendid promenade and extensive array of leisure amenities, is situated in a similar distance.

Furthermore, a useful convenience store, local bus service, and the delightful Mewsbrook Park, can all be found close to hand.

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 larger neighbouring towns of Bognor Regis and Worthing. The town boasts a busy shopping precinct and mainline railway station; the latter provides a regular service to London Victoria.



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