



Total Approx. Floor Area 904 ft² ... 84.0 m²
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and are not intended to be taken for any other purpose or responsibility. The plan is for illustrative purposes only and should be used as a guide only. Prepared by: 1st Image 2025

Council Tax Band: C
Energy Efficiency Rating: C

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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
 01903 770095
 rustington@glyn-jones.com

2 Fishers Close, Beaumont Park, Littlehampton, BN17 6PX

“Price Guide” £385,000 (Freehold)



An opportunity to purchase this modern semi-detached bungalow pleasantly situated in a no through road on the popular South Beaumont Park development.

The property has been exceptionally well-maintained and provides spacious and well-planned accommodation. with two double bedrooms, each benefitting from generous built in storage; a light-filled lounge/dining room, that enjoys a pleasant overlook to the rear garden; modern kitchen re-fitted with a range of cream shaker style units and wood effect worktops; bathroom/w.c and a useful, separate cloakroom. A conservatory offers a peaceful spot to relax and enjoy the views over the South facing rear garden.

The property benefits from attractive front, side and rear gardens. The front garden is mostly laid to lawn with well stocked borders. The rear garden benefits from a favoured southerly aspect, designed with low maintenance in mind, with paved seating area, lawn and established borders. A private driveway to garage with electric roller door, light and power is situated at the rear of the property.

Additionally, the property benefits from gas heating and double glazing.

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2 Fishers Close, Beaumont Park, Littlehampton, BN17 6PX
£385,000 (Freehold)



Fishers Close is a quiet no-through 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.

This is an ideal retirement location with everything you need close to hand and many leisure activities available nearby. Internal viewing is highly recommended.



Attractive semi-detached bungalow with feature south facing rear garden



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