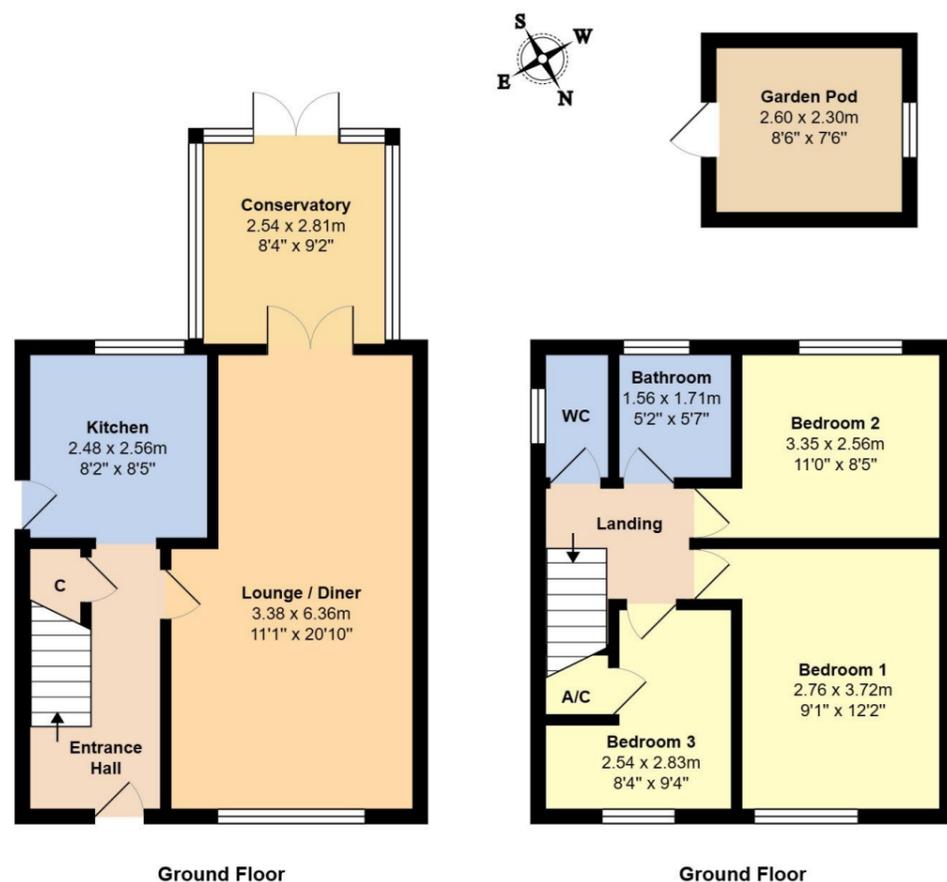


**31 Beacon Way, Beaumont Park,
Littlehampton, West Sussex BN17 6QS**
£335,000 Freehold



Total Area: 82.7 m² ... 890 ft² (Includes Garden Pod)

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 Jtm 2024

Council Tax Band: C
Energy Efficiency Rating: D
Tenure: Freehold



We are delighted to offer this well-presented modern semi-detached house situated on the popular 'Beaumont Park' development. Boasting three bedrooms, a spacious lounge/dining room with double doors opening to a conservatory, a modern kitchen fitted with a range of shaker style units and a recently refitted bathroom with a separate w.c, The property is in good decorative order throughout.

The south westerly facing rear garden provides the perfect setting for outdoor enjoyment and relaxation, being mostly laid to lawn with useful gated side and rear access. A further feature of the property is an insulated garden pod, offering an ideal workspace or garden room.

Additional features include; gas central heating; PVCu double glazing; an open-plan front garden that may offer potential to be adapted for off road parking (subject to normal planning consent); and a garage with parking available in front located within the adjacent compound, with useful pitched roof storage.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

WITH OVER... **500** COMPANY REVIEWS

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



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£335,000 Freehold

The convenient position of the property is an important benefit, being approximately equidistant to Rustington's comprehensive village centre, Littlehampton town centre and the seafront, with its promenade and a variety of leisure amenities including the 'Wave' Leisure Centre and Mewsbrook Park, all of which are found within an approximate 1.5 mile radius.

Furthermore, a local bus service operates along nearby Fastnet Way, plus a useful convenience store with neighbouring pharmacy can be found in approximately 0.5 miles. Several pre-schools, primary schools and The Littlehampton Academy are also all situated in close proximity.



well presented accommodation throughout, with favoured south westerly facing rear garden.



At an Average rating of 4.9/5



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