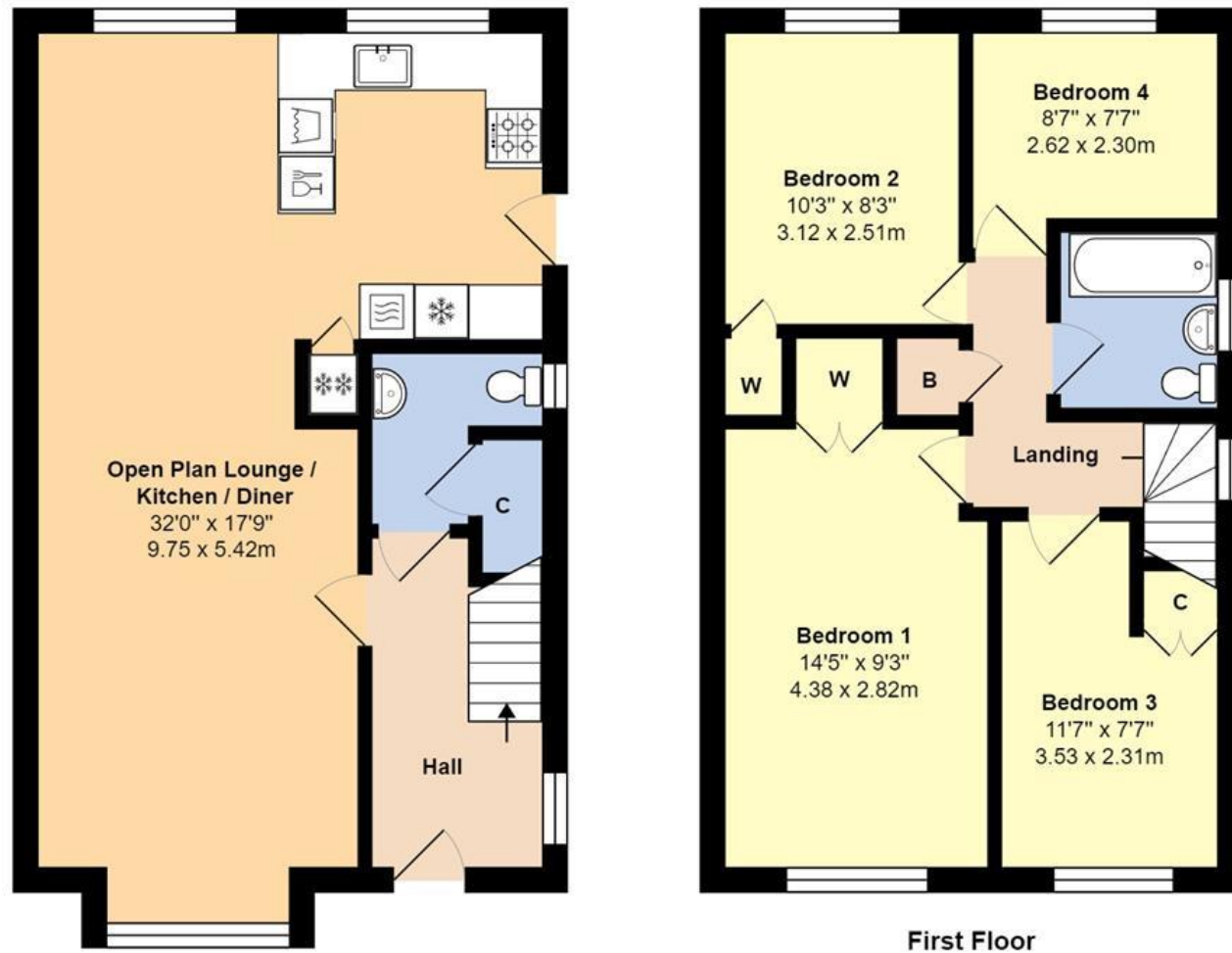


**100 Beaumont Park, Littlehampton,
West Sussex, BN17 6PH**
Offers Over £360,000 - Freehold

Glyn-Jones



Ground Floor

First Floor

Total Area: 1047 ft² ... 97.2 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 Jtm 2023



Glyn-Jones and Company are delighted to offer for sale this spacious semi-detached 'Neo Georgian' style house situated within 'Beaumont Park', which in our opinion is presented to a very high standard throughout following many home improvements by the current vendor.

The accommodation comprises; an entrance hall, a 32ft open plan lounge/diner with feature bay window and fitted kitchen with integral appliances (to include; an oven, hob, microwave, dishwasher, washing machine, a full height fridge and separate full height freezer) and breakfast bar (2021), a ground floor WC with a large built in cupboard, four bedrooms (three with built-in wardrobes) and a modern family bathroom (2020). Further attributes include a recently replaced front door (2022), double glazing and gas fired central heating (replaced boiler 2023, with the remainder of a 10 year warranty).

Externally, there is a good sized rear garden which is fully enclosed with timber panel fencing and a side access gate leading to the front. The front garden is of an open plan design with artificial lawn for ease of maintenance. A further notable feature is the garage (newly fitted up & over door 2022) which is situated within a nearby compound. **VIEWING ADVISED. VENDOR SUITED.**

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.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



At an Average rating of

4.9/5 ★★★★★



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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.

Furthermore, the number '9' bus service operates in very 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.



Property Information

Council Tax Band - C
 Energy Efficiency Rating - C
 Tenure – Freehold

We recommend you have this verified by your legal representative at your earliest convenience.



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 www.glyn-jones.com