



Ground Floor

First Floor

Total Area: 596 ft<sup>2</sup> ... 55.4 m<sup>2</sup> (Excluding Conservatory)

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 2021

**14 Windward Close, Beaumont Park  
Littlehampton, West Sussex, BN17 6QX  
'Offers Over' £290,000 - Freehold**



**Glyn-Jones and Company are delighted to offer for sale this well-presented semi-detached house which is situated in a popular cul-de-sac within the favoured Beaumont Park development.**

The accommodation to the ground floor comprises; an entrance porch, a spacious lounge, a modern kitchen with an opening through to a conservatory. To the first floor, there are two bedrooms and a bathroom. In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating and double glazing.

Externally, to the rear there is a good sized rear garden which is predominantly laid to lawn with a decking area to the bottom. The garden is fully enclosed with a side access gate which leads to the front garden. A notable attribute to the property is a double width block paved driveway to the front.

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

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



Littlehampton Office  
01903 739000  
littlehampton@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.

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# 14 Windward Close, Beaumont Park, Littlehampton, West Sussex, BN17 6QX 'Offers Over' £290,000 - Freehold



The location is approximately equal distance from both Rustington village centre with its comprehensive range of shops and Littlehampton town centre with shopping precinct and mainline railway station; both of which are found within a 2 mile radius.

The seafront, with its promenade and a variety of leisure amenities including the 'Wave ' Leisure Centre and Mewsbrook Park can be found within approximately 1.5 miles. Local bus routes to neighbouring areas also operate nearby.



## Property Information

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

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



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