



Total Area: 1099 ft<sup>2</sup> ... 102.1 m<sup>2</sup> (Includes Garage)

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 Jim 2025

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.



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BOGNOR REGIS   EAST PRESTON   LITTLEHAMPTON   RUSTINGTON   WEST WORTHING

**10 Thames Close, South Beaumont Park,  
Littlehampton, West Sussex BN17 6PZ**  
**Offers Over £500,000 - Freehold**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this beautifully presented detached bungalow which is positioned within a highly desirable cul-de-sac location.**

This property, once three bedrooms, now offers two spacious double bedrooms, with 'Wren' built-in wardrobes to the master bedroom added in 2024. The L-Shaped lounge/diner is perfect for entertaining, while the fitted kitchen with integral appliances is ideal for culinary enthusiasts.

Modern comforts abound with a fully equipped shower room and separate WC, as well as gas fired central heating and double glazing throughout. The boarded loft with fold-down ladder provides easy access to the boiler, ensuring practicality and convenience.

Outside, the enclosed rear garden is laid to lawn and features a patio area, offering plenty of space for outdoor furniture and al fresco dining. External power points to the front and side, as well as a detached garage with electric door and a lengthy driveway provide ample parking options for numerous vehicles.

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Property Information

Council Tax Band: E  
Energy Efficiency Rating: C

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

The enviable setting enables easy access to both the seafront and Wave leisure centre through Mewsbrook Park. The park itself offers wonder walks, along with a duck pond. Furthermore, there is a useful convenience store with neighbouring pharmacy found within 0.25 mile.

Both Rustington village and Littlehampton town centres are found within an approximate 2-mile radius, along with numerous useful local amenities including two doctor's surgeries; The Littlehampton Academy; primary & pre-schools; and several local bus routes. Additionally, there are two mainline railway stations - Littlehampton and Angmering - found just outside that distance, both of which offer a regular service to London Victoria.

