



Total Area: 1365 ft² ... 126.8 m² (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 1st Image 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

**12 Thames Close, South Beaumont Park,
Littlehampton, West Sussex BN17 6PZ
£563,500 - Freehold**

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this beautifully presented and extended detached bungalow, situated in a highly sought-after residential location within South Beaumont Park, which is being offered with NO FORWARD CHAIN.

The accommodation comprises a generous sized hallway, a spacious L-shaped lounge/diner, a newly fitted Howdens kitchen (2025) with integral appliances, and a separate utility room. There are three generous double bedrooms, with the master bedroom benefiting from an en-suite shower room. The property also features a modern family bathroom. Further attributes include gas fired central heating with a new boiler installed in 2025, double glazing throughout, and ample storage.

Externally, the property boasts stunning landscaped gardens, thoughtfully designed with several picturesque seating and patio areas, ideal for outdoor entertaining or quiet relaxation. To the front, there is a private driveway providing off-road parking, as well as an attached garage.

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Property Information

Energy Efficiency Rating: D

Council Tax Band: E

You are advised to have this confirmed by your legal representative at your earliest opportunity.

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.

