



## Pebble Walk Littlehampton

HEALY  
& NEWSOM

EST. 1990

A one-bedroom, freehold house, with garden in the Beaumont Park development, Littlehampton, West Sussex.

The property is offered chain free and would be ideal for a first time-buyer, investor or a buyer who is downsizing. Well presented with a open plan living room kitchen, rear garden and an allocated parking space.







The freehold house comprises of an open plan kitchen and living room that enjoys lot's of light and view's over the rear garden. There is a built in handy storage cupboard and the kitchen area also provides plenty of cupboard space.

The living room is cosy with stairs leading up to a double bedroom and bathroom with bath and shower over on the first floor.

A private garden provides a lovely space to enjoy a sunshine coffee or have friends over in the summer!

There is a designated parking space next to the house and the property has gas central heating and is fully double glazed.

#### Location

The desirable residential area of Beaumont Park is located to the north of Littlehampton as you drive from Worthing on the B2187. This convenient location is a moments walk from green spaces, parks and sports grounds. There are great bus services in the area and there is easy access to both Littlehampton and Rustington high street shops.

Littlehampton is known for it's sandy beaches, beautiful river and promenade walks as well as an array of local coffee shops, cafe's and restaurants. There are several bowling greens and a recently built sports centre on the seafront.

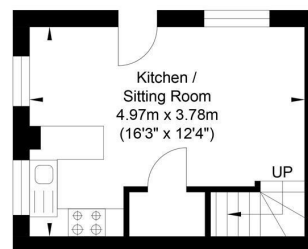
#### Additional Information

Tenure: Freehold

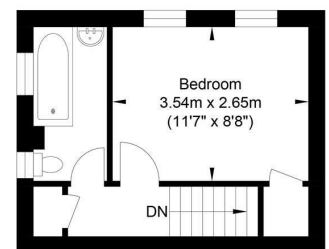
Council tax band: B

EPC band: D

#### Pebble Walk



Ground Floor  
Approximate Floor Area  
202.25 sq ft  
(18.79 sq m)



First Floor  
Approximate Floor Area  
202.25 sq ft  
(18.79 sq m)



Approximate Gross Internal Area = 37.58 sq m / 404.50 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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