



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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36 Nimbus Close

, Littlehampton, BN17 6RX

Guide price £230,000

Freehold Council Tax Band B





James & James are delighted to offer for sale this STUNNING fully refurbished house located in the ever popular Beaumont Park Development.

The accommodation comprises, entrance hall with storage cupboard, lounge/diner through to BEAUTIFULLY refitted kitchen with a range of integrated appliances and upstairs storage cupboard. There is a feature half walled conservatory with patio doors onto SOUTH FACING garden.

On the first floor, there is a dual aspect size double bedroom with BUILT IN mirrored wardrobes and a STYLISH shower room with walk in shower.

Externally there is a wrap around paved SOUTH FACING garden for ease of maintenance and an ALLOCATED PARKING SPACE.

Further benefits include double glazing throughout, gas fired central heating and is offered for sale with NO FORWARD CHAIN.

Located in Beaumont Park, Littlehampton, this home is in a great location as it is within easy reach of the A259 with direct routes to nearby towns and villages, Littlehampton & Rustington Town Centre and famous seafronts, both Littlehampton and Angmering Railway Stations are just 0.6 miles from The Littlehampton Academy.

Entrance Hall With Storage Cupboard

Lounge  
12'6 x 9'7 (3.81m x 2.92m)







Stunning Kitchen  
9'5 x 6'4 (2.87m x 1.93m)

Bedroom With Mirrored Fitted  
Wardrobes  
12'7 x 9'8 (3.84m x 2.95m)

Stylish Shower Room

Allocated Parking Space



## Floor Plan

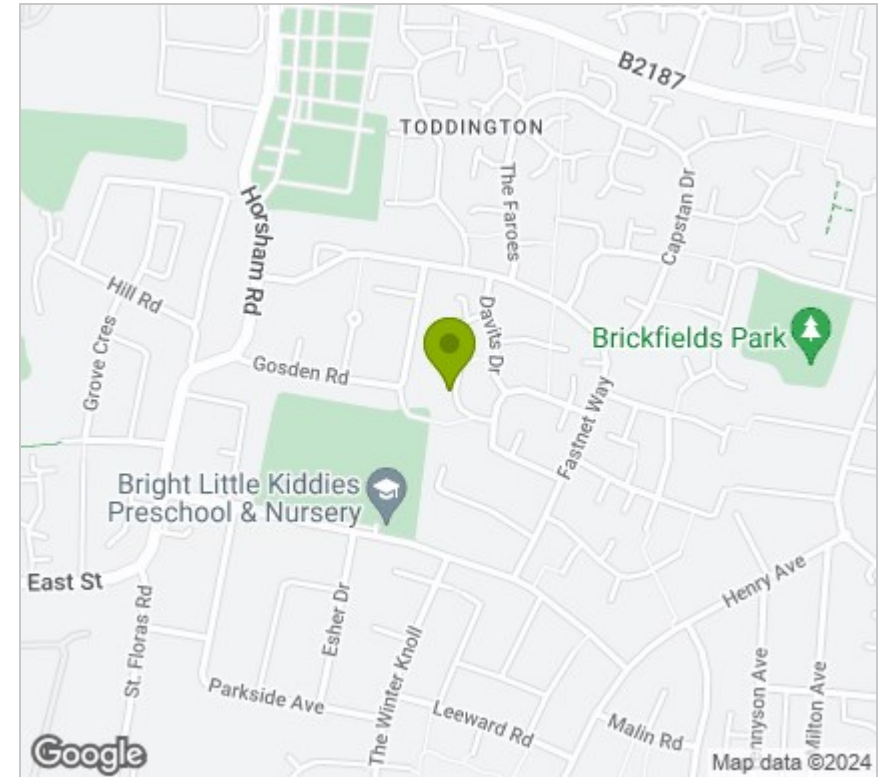


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

