



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£550,000**

**Freehold**

4x  2x  3x 

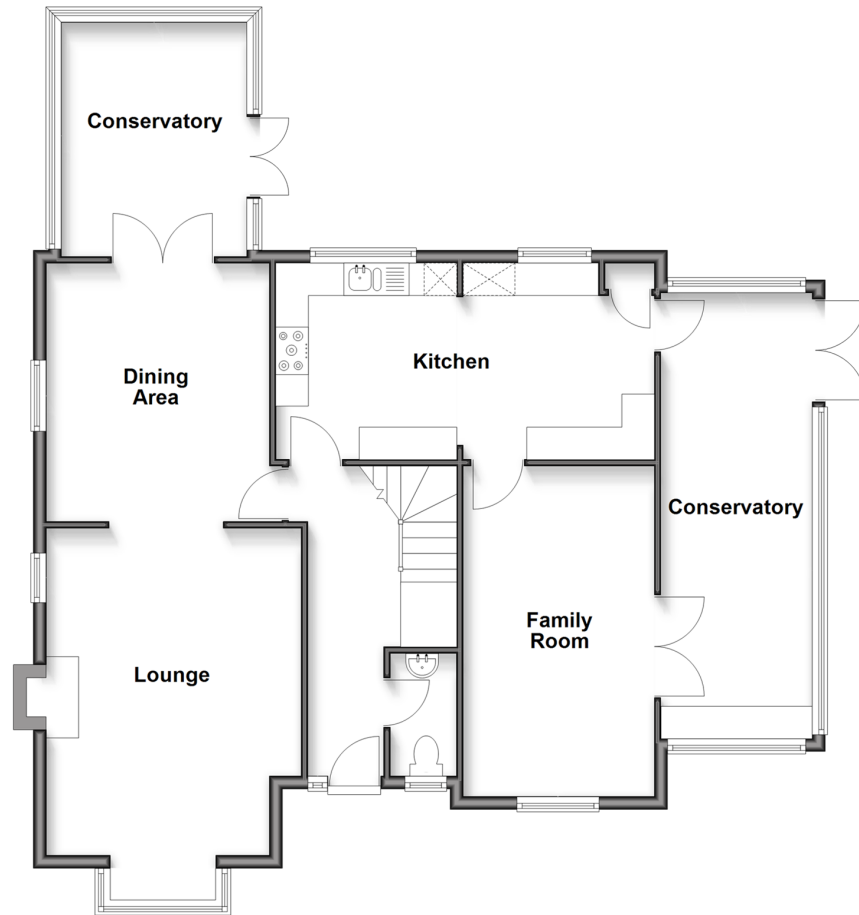
**Solent Close, Beaumont  
Park, Littlehampton,  
West Sussex, BN17**

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Helping you move forwards



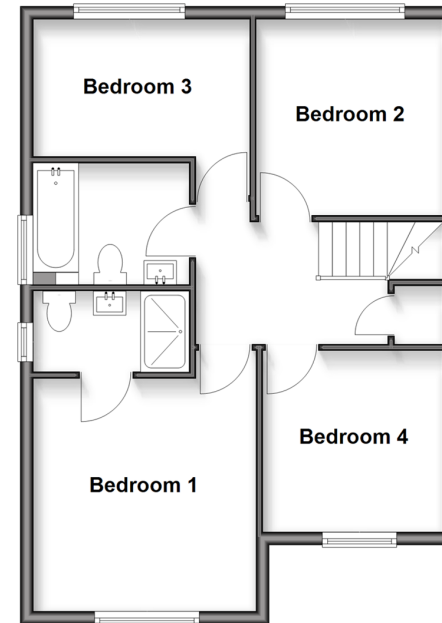
## Ground Floor

Approx. 106.5 sq. metres (1145.8 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge/Dining Area: 28'2 x 12'9 (8.59m x 3.89m)  
Rear Conservatory: 12'3 x 9'10 (3.74m x 3.00m)  
Kitchen: 19'6 x 9'10 (5.95m x 3.00m)  
Family Room: 16'8 x 9'8 (5.08m x 2.95m)  
Side Conservatory: 22'5 x 7'6 (6.84m x 2.29m)

### En-suite Shower Room

Bedroom 2: 9'11 x 9'1 (3.02m x 2.77m)  
Bedroom 3: 9'2 x 9'1 (2.80m x 2.77m)  
Bedroom 4: 11'3 x 7'7 (3.43m x 2.31m)  
Family Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Driveway

### FIRST FLOOR

Landing  
Bedroom 1: 11'3 x 11'1 (3.43m x 3.38m)



## Main features

- Imposing family home on sought after Beaumont Park
- Offering spacious and versatile accommodation
- Sunny aspect rear garden
- 2 conservatories and ample off road parking
- Short distance to Rustington Village



### Nearest Schools

Primary Schools: Rustington Community Primary 0.2 miles, Summerlea Community Primary 0.2 miles, St Catherine's Catholic Primary, Littlehampton 0.8 miles

Secondary Schools: Littlehampton Community School, The



### Transport Information

Train Stations: Littlehampton 1.2 miles, Angmering 1.3 miles, Arundel 2.3 miles



### Address

Solent Close, Beaumont Park, Littlehampton, West Sussex, BN17



### Directions

For directions to this property please contact us.





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Call Rustington Branch 01903 775576 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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