



**£290,000**

**Beacon Way**

Littlehampton, BN17 6QS

## PROPERTY SUMMARY

We are delighted to bring to the market this delightful property which boasts two reception rooms, two bedrooms, and a stylish bathroom featuring a luxurious Jacuzzi bath.

Perfect for a first-time buyer looking for a modern and well-maintained property. The property comes with the added convenience of non allocated parking at the rear of the property plus a garage with power supply.

One of the highlights of this home is the workshop that has power and lighting, ideal for those who enjoy DIY projects or need extra storage space. The low maintenance west facing garden provides a tranquil outdoor area to relax and unwind, complete with a shed equipped with power supply for added convenience.

Situated in the peaceful and sought-after Beaumont Park area, this property offers a quiet location while still being close to local amenities.

Don't miss out on the opportunity to make this lovely property your own - book a viewing today and envision the possibilities that await in this charming two-bedroom home on Beacon Way.

2



1



2





LOCAL AUTHORITY

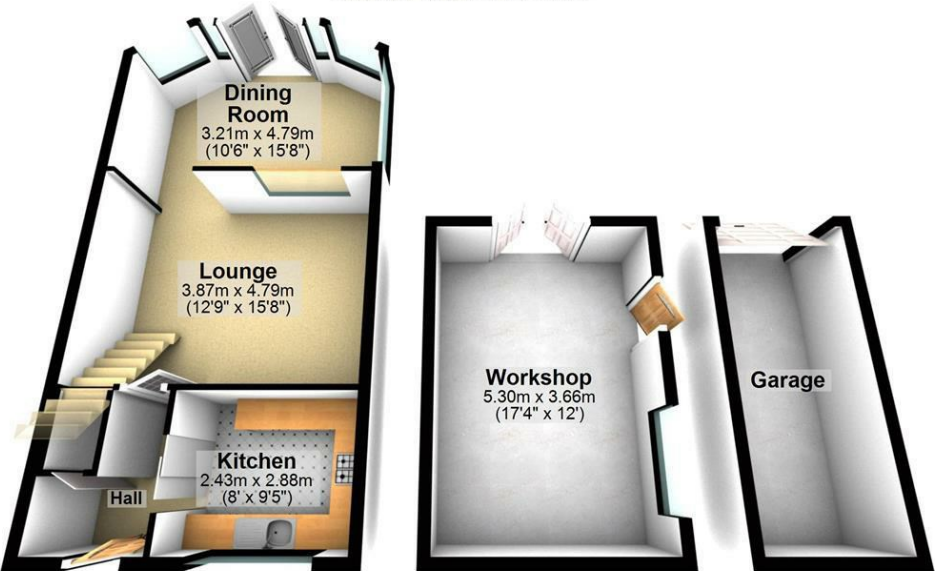
TENURE  
Freehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only

**Ground Floor**

Approx. 76.7 sq. metres (825.9 sq. feet)



**First Floor**

Approx. 30.6 sq. metres (329.9 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 66                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Open House Worthing