

Glyn-Jones

7 The Cape, Beaumont Park, Littlehampton, BN17 6PL £360,000



Offered for sale with the appealing benefit of NO ONWARD CHAIN is this attractive, semi-detached 'chalet' style house, pleasantly situated within the ever-popular Beaumont Park.

Internally, the property has been the subject of some notable improvements over recent years including a refitted kitchen, shower room and much general redecoration. The remainder of the accommodation comprises; three bedrooms; a staggered lounge/dining room that incorporates a striking bay window and 'French' style doors at opposing ends; and a ground floor cloakroom.

Outside, there is a delightful and well-enclosed rear garden set on a favourable westerly aspect; an open-plan front garden; private driveway enabling OFF ROAD PARKING; and a garage with a recently replaced roof covering.

Additional attributes include; gas central heating via newly installed combination boiler (April 2021); 'Georgian' style PVCu double glazing throughout; and an array of built-in storage.

Tenure: Freehold
Council Tax Band: D
Energy Efficiency Rating: C

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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The location of the property is a key feature, being central to Rustington's village centre, with its comprehensive shopping parade, and Littlehampton town centre, with its mainline railway station; both of which are found within approximately 1.5 miles in distance. Additionally, the picturesque seafront, with its splendid promenade and numerous leisure amenities, can be found in less than 0.75 miles;

Furthermore, several local primary schools and nurseries, together with The Littlehampton Academy, can be found in an approximate 1 mile radius; whilst a useful convenience store, local bus service and the delightful Mewsbrook Park can also be found in close proximity. The A259, which provides a link to the larger neighbouring towns of Worthing and Bognor Regis, is accessible within less than 1.5 miles.

