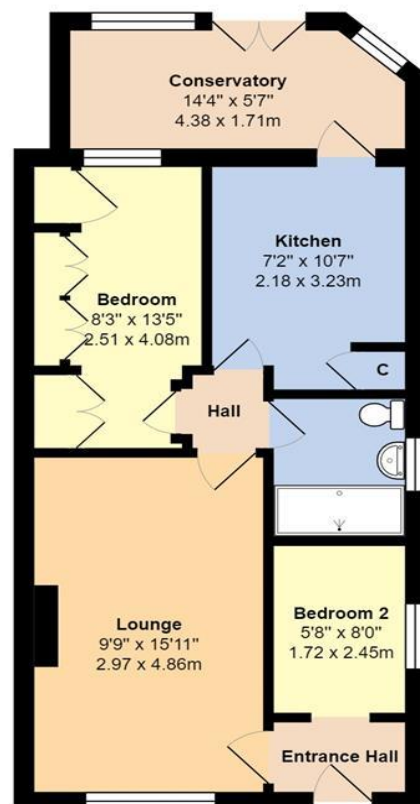


# 26 Windward Close, Beaumont Park, Littlehampton, BN17 6QX

£310,000 (Freehold)



Total Area: 569 ft² ... 52.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2022

**Council Tax Band: B**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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.



Rustington Office  
01903 770095  
rustington@glyn-jones.com



A well-maintained semi-detached bungalow occupying a quiet cul-de-sac within the favoured Beaumont Park development.

The property has undergone considerable improvement by the current vendors and features; entrance hall; lounge/dining room; a stylish re-fitted kitchen incorporating a range of integrated appliances; contemporary shower room; and a conservatory overlooking the rear garden.

Externally, the rear garden is enclosed and benefits from being low-maintenance, mainly laid to paving, with raised borders stocked with a variety of shrubs. There is also a personnel door from the garden providing direct access to a garage with pitched roof, light and power. Furthermore, the front garden is of open-plan design.

Additional benefits include gas heating and double glazing.



At an Average rating of

**4.9/5** ★★★★★



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**26 Windward Close, Beaumont Park, Littlehampton, BN17 6QX**  
**£310,000 (Freehold)**



The location is approximately equal distance from both Rustington village centre with its comprehensive range of shops and Littlehampton town centre with shopping precinct and mainline railway station; both of which are found within a 2-mile radius.

The seafront, with its promenade and a variety of leisure amenities including the 'Wave ' Leisure Centre and Mewsbrook Park can be found within approximately 1.5 miles. Local bus routes to neighbouring areas also operate nearby.



*low maintenance rear garden, with direct garage access*

