



Total Area: 1359 ft² ... 126.3 m² (Includes Garage)

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 2023

Council Tax Band - E
Energy Efficiency Rating – D60
Tenure - Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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
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**Fairway, South Beaumont Park,
Littlehampton, West Sussex, BN17 6PY**
£550,000 - Freehold

Glyn-Jones



Three Bedroom Detached Bungalow | Quiet Position At End Of No Through Road | West Facing Garden | L-Shaped Lounge / Diner | Re-Fitted Shower Room / W.C | Additional W.C | Conservatory | Second Conservatory / Utility Room | New Boiler Installed In October 2023 | Garage | Block-Paved Driveway

An extended detached bungalow situated in an enviable position within a quiet no through road on South Beaumont Park.

The accommodation comprises of an entrance porch, hallway, three bedrooms (all have built-in wardrobes), spacious L-shaped lounge/diner, conservatory, kitchen, second conservatory / utility room and a recently re-fitted shower room/w.c (2023) as well as an additional separate w.c.

There is also a large block-paved driveway leading up to a garage. The property benefits from warm-air heating powered by a gas boiler (new boiler installed in October 2023) as well as double glazed windows.

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Location – The appealing situation of the bungalow is particularly significant, being positioned at the end of an immensely popular no-through road within the popular South Beaumont Park, with the seafront located in less than 0.5 mile, and both Rustington village and Littlehampton town centres found in an approximate 1 mile radius.

Numerous local amenities are also close to hand including; a convenience store and neighbouring pharmacy, The Park Surgery GP, and the picturesque Mewsbrook Park. Notably, a useful bus service operates along nearby Beaumont Park road.

Littlehampton is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger nearby towns of Bognor Regis and Worthing. Additionally, there is a mainline railway station in the heart of the town, which offers a regular service to London.



Outside – Externally, being a particular feature of the property is a well-maintained west facing garden. The garden is mainly lawned with mature shrubs, it also has a patio adjacent to the property and also to one side where there is also a summerhouse, greenhouse and a shed as well as rear access to the garage. There is an additional irregular-shaped portion of land found to the front/one side of the property which creates a larger plot than neighbouring properties.

