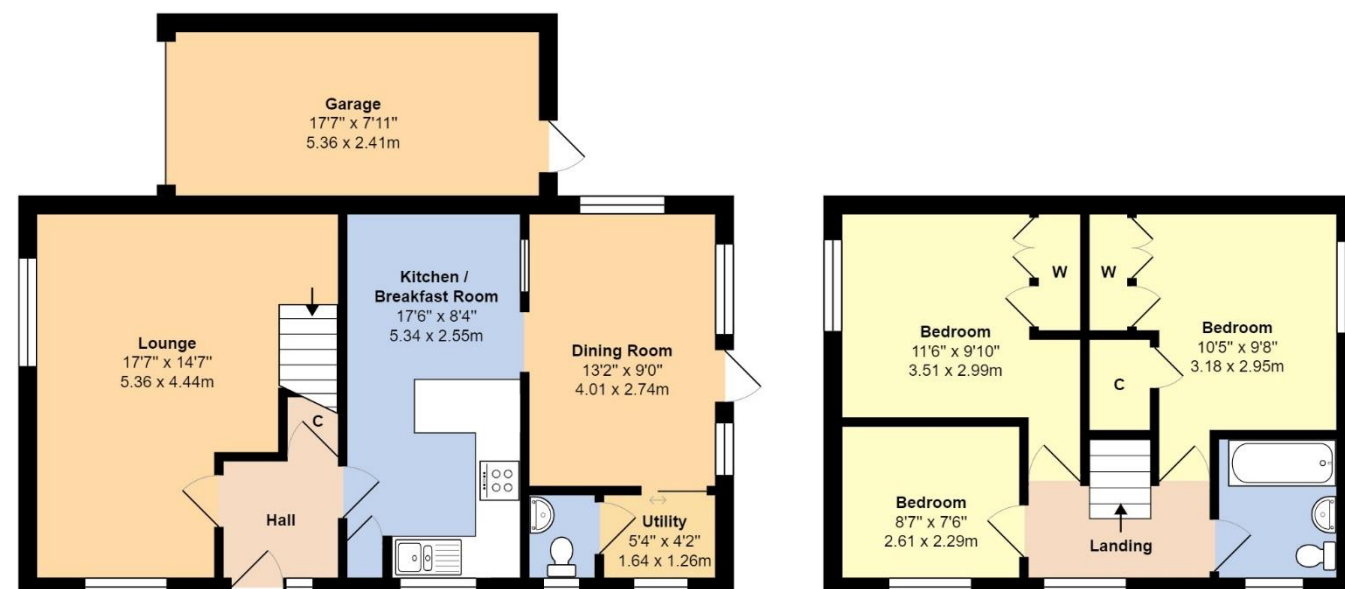


Sunray, 2 Admirals Walk,  
Beaumont Park, Littlehampton  
BN17 6RH

£365,000 Freehold



Ground Floor

First Floor

Total Area: 1153 ft<sup>2</sup> ... 107.1 m<sup>2</sup> (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 2024



Council Tax Band: E  
Energy Efficiency Rating: D

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

It is our pleasure to offer for sale this extended link-detached house favourably situated on the popular Beaumont Park development.

Briefly described, the bright and spacious accommodation comprises: three bedrooms; a double aspect lounge; modern kitchen/breakfast room; dining/family room with 'French' style doors to the rear garden; utility room; ground floor cloakroom and a first-floor bathroom.

Outside, there is an enclosed 'wrap around' garden of low-maintenance design, gated side access, large timber shed and direct garage access. The front garden provides off road parking with further parking available in front of the garage.

Additional benefits include; gas central heating and double glazing. The property is also being sold with the added benefit of no ongoing chain.



At an Average rating of 4.9/5 ★★★★★



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Sunray, 2 Admirals Walk, Beaumont Park, Littlehampton, BN17 6RH

£365,000 Freehold

The property is situated within the highly regarded Beaumont Park estate, equidistant to both Rustington's comprehensive village centre with its extensive range of independent retailers, cafe's and restaurants and Littlehampton town centre (approximately 1.5 miles away). The seafront with its many leisure amenities including The Wave leisure centre and popular Mewsbrook Park is found within an equivalent distance. Notably, a local bus service operates along neighbouring Fastnet Way.



*bright and spacious accommodation throughout.*

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