



Total Area: 1266 ft² ... 117.6 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 Jim 2024

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

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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

29 White Horses Way, Beaumont Park, Littlehampton, BN17 6NH
£475,000 Freehold



It is our pleasure to offer for sale this extended detached house situated along a sought-after road within the popular 'South Beaumont Park' development.

The property has been well-maintained by the current owners and offers spacious and well-planned accommodation considered ideal for a growing family or those looking to retire near the sea. Briefly described, the accommodation comprises: three bedrooms, two of which benefit from built in wardrobes; an extended lounge/dining room; an enlarged kitchen comprehensively fitted with an extensive range of modern units; spacious family bathroom and a ground floor cloakroom.

A further feature is the well-enclosed low maintenance garden that affords a good deal of privacy, with two decked seating areas, artificial lawn, well stocked borders and garden pond. The front garden is of open plan design. A secure gated driveway with useful covered sideway leads to a detached garage.

Additional features include: gas fired central heating and double glazing.

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The situation of the property is particularly appealing, being positioned along an immensely popular 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, picturesque Mewsbrook Park and The Wave Leisure Centre. A regular bus service to surrounding areas also operates along the 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 Victoria.



Extended detached house occupying a popular location



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