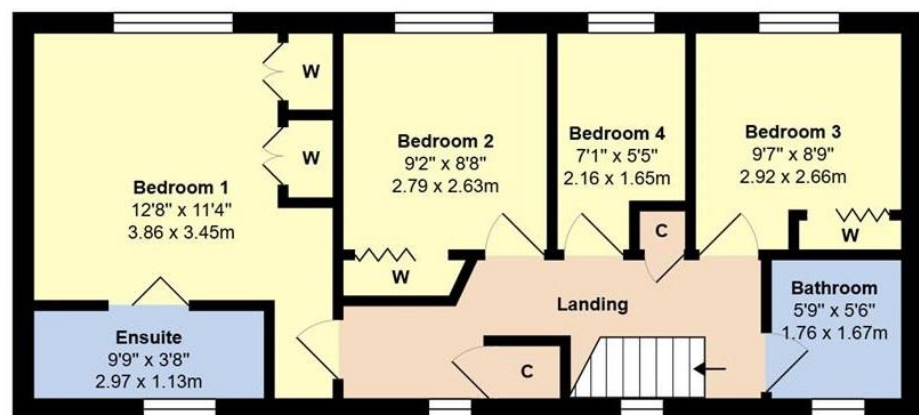


Ground Floor



First Floor

Total Area: 1422 ft<sup>2</sup> ... 132.1 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 - C  
Energy Efficiency Rating - D

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.

**Glyn-Jones**

Rustington Office  
01903 770095  
www.glyn-jones.com



**35 Admirals Walk, Beaumont Park,  
Littlehampton West Sussex BN17 6RH**  
£415,000 - Freehold

**Glyn-Jones**



**A substantially enlarged LINK-DETACHED FAMILY HOUSE situated on the popular North Beaumont Park development.**

The extensive accommodation comprises, on the ground floor; entrance hall with cloaks storage, sitting room with archway to separate dining area, refitted kitchen, and a uPVC pitched roof conservatory to the rear. On the first floor there are; 4 bedrooms (3 with wardrobes), an en-suite shower room from the main bedroom and a family bathroom. The property benefits from a large integral garage, with an area partitioned providing a home office.

Particular features include; contemporary fitted kitchen, gas fired central heating, hard wood effect uPVC double-glazing, integral garage and secure off road parking.

Internal viewing is recommended.

## 35 Admirals Walk, Beaumont Park, Littlehampton West Sussex BN17 6RH

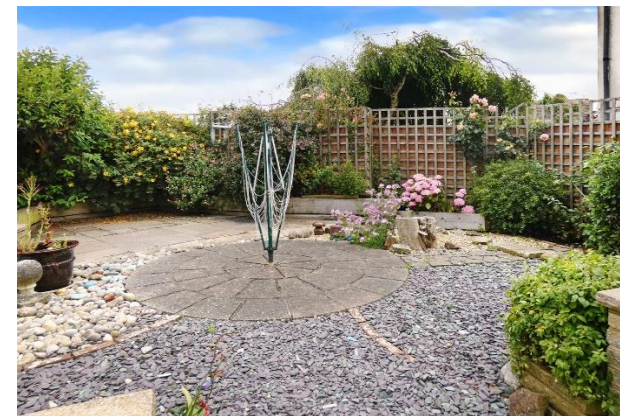


**Location** – Admirals Walk is located on the popular Beaumont Park development approximately 1.5 miles from Littlehampton Town centre and just over half a mile from Rustington village centre by foot.

Rustington village offers comprehensive services, including library, churches and medical centre. The village enjoys a wide range of shops, including Waitrose and many specialist retailers, coffee shops and restaurants.

Conveniently located for both primary and secondary schools, and a wide range of amenities can be found close by.

The A259, which provides a link to the larger neighbouring towns of Worthing and Bognor Regis, is accessible within less approximately half a mile.



### Outside –

**Garden** – There is a west facing rear garden, enclosed by tall brick built garden wall, with wood double gates proving vehicular access. The garden is mainly laid to slate chippings, and pebbles for ease of maintenance, with an area of paving. There borders are well stocked with mature bushes and shrubs. To the front, there is a low walled paved garden.

**Integral Garage** – Approximately 18' in length, approached via driveway with wooden double gates.