

**'St Aubin', 26 White Horses Way,  
Beaumont Park, Littlehampton, BN17 6NP  
£450,000 (Freehold)**

**Glyn-Jones**

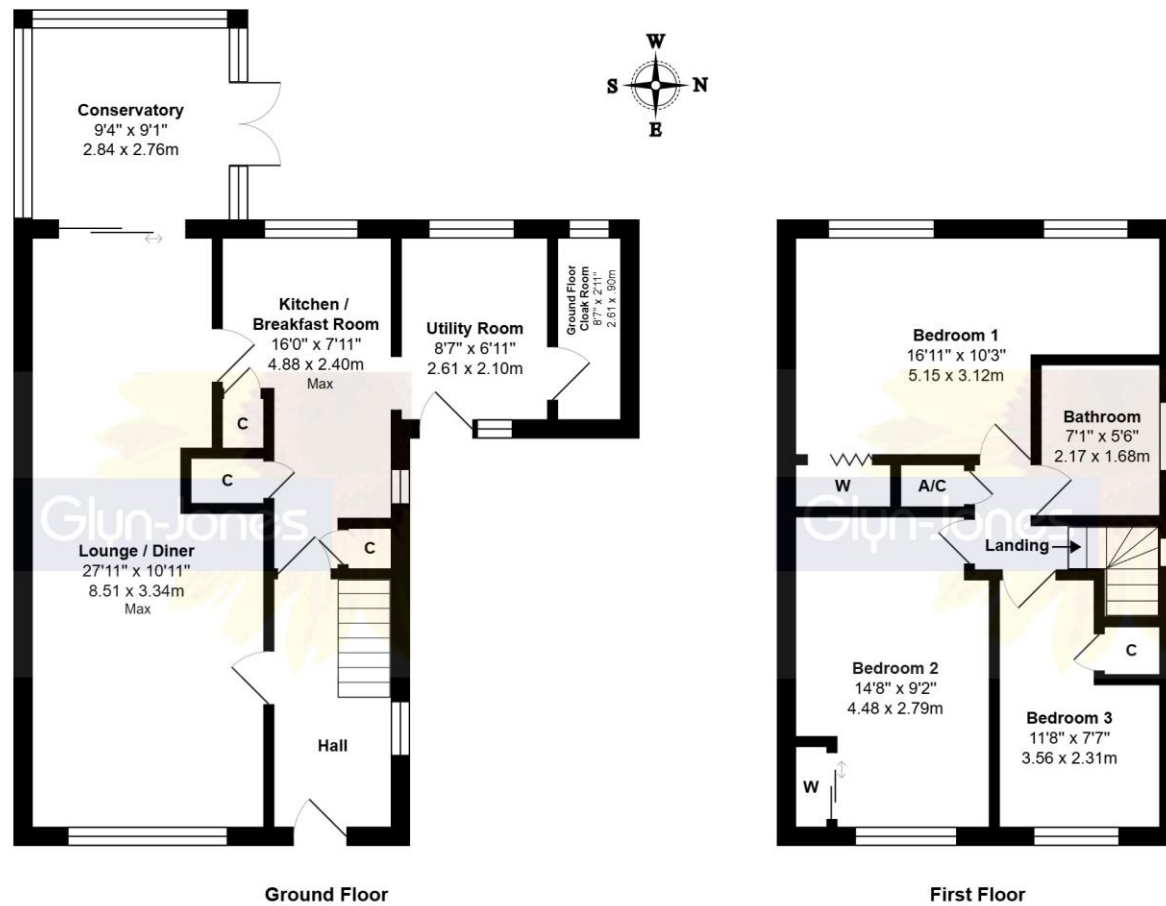


**Offered for sale for the very first time since new is this extended, 1970s built, detached house, pleasantly situated on a generous corner plot within the ever-popular Beaumont Park.**

Whilst modernisation is required, the accommodation is sizeable and, in brief, arranged with three bedrooms; a spacious lounge/dining room; conservatory; kitchen/breakfast room; separate utility room; first-floor bathroom; and a ground floor cloakroom.

A notable feature of the property is the 'larger-than-average' westerly facing rear garden that encompasses a garage, with an adjacent carport over a driveway, approached via secure double gates. In addition, there is a further area for parking, also accessed via double gates, ideal for a caravan, boat, or trailer.

Added benefits include double glazing, an array of built-in storage throughout, and the important attribute of being sold with NO ONWARD CHAIN.



Total Area: 1142 ft<sup>2</sup> ... 106.1 m<sup>2</sup>

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: D**  
**Energy Efficiency Rating: *TBC***  
**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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The enviable location allows easy access to both the seafront and Rustington's comprehensive village centre, both of which can be found in an approximate 0.75-mile radius.

A local bus service operates along the road, and a useful convenience store with neighbouring pharmacy can be found within only 0.25 mile.

The picturesque Mewsbrook Park is located at the south end of the road, which also gives pedestrian access to Wave leisure centre, whilst numerous other amenities including Westcourt Medical Centre, The Littlehampton Academy, plus several primary & pre-schools, can all be found in close proximity.



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