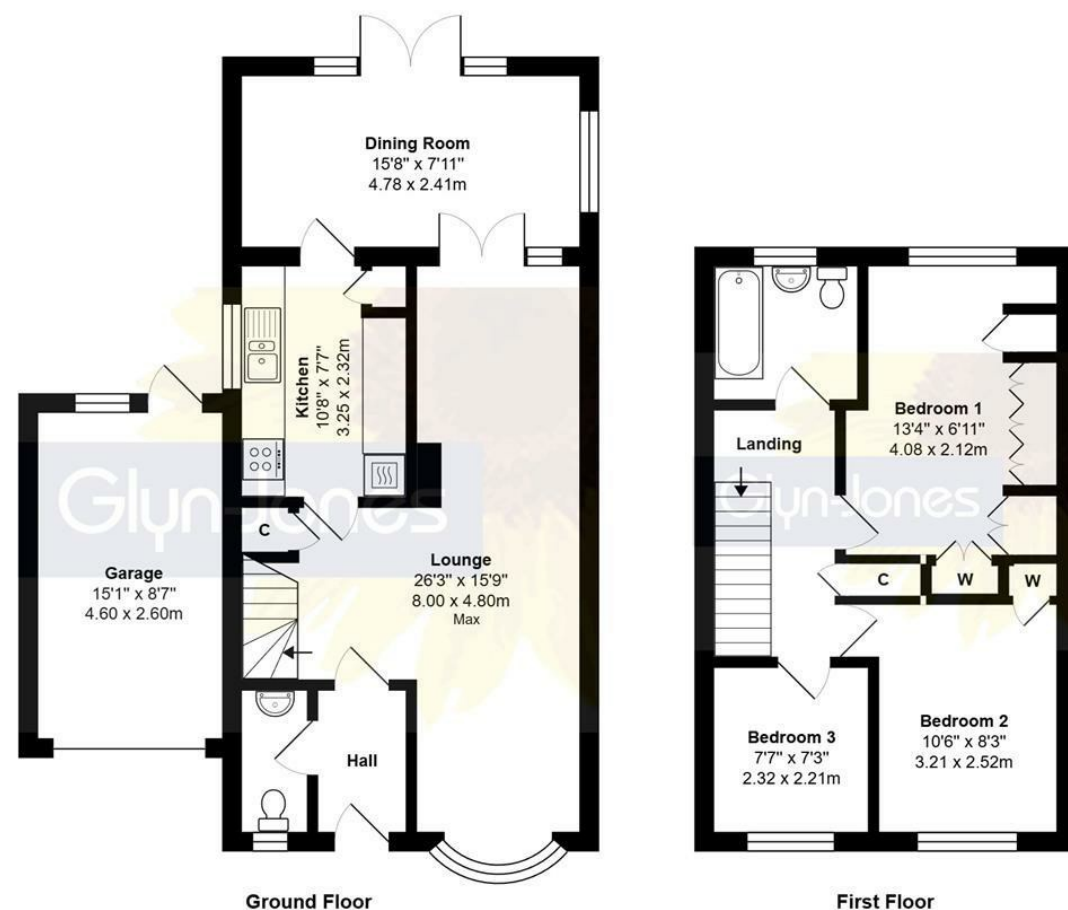


# 4 The Chine, Littlehampton BN17 6QQ

£435,000 - Freehold



Total Area: 1114 ft² ... 103.5 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 2025



- Extended & Well- Maintained Detached House
- Three Bedrooms
- Modern Kitchen & Bathroom
- Enclose Low Maintenance Gardens
- Gas Heating & Double Glazing
- Popular 'Beaumont Park'
- Lounge & Separate Dining Room
- Ground Floor Cloakroom
- Private Drive & Garage
- EER: D

Introducing this extended modern detached house situated in the highly popular Beaumont Park.

Perfectly positioned in a quiet residential area, this well-presented home boasts three spacious bedrooms, a bright and airy lounge, and a separate dining room that overlooks the well-maintained rear garden.

The property features a modern kitchen and bathroom and a convenient ground floor cloakroom.

Outside, the front of the property has been paved for ease of maintenance with a private driveway and garage with light and power. The rear garden is mostly laid to lawn and stocked with a variety of mature shrubs, garden shed and useful gated side access.

Further features include; built in wardrobes, gas central heating and double glazing throughout.

The location of the property is a notable quality, with many useful local amenities and attractions found in close proximity including several primary schools and nurseries; The Littlehampton Academy and Westcourt Medical Centre. A Tesco Express store and Boots pharmacy are conveniently located within 100 yards, whilst the delightful Mewsbrook Park, 'Wave' swimming centre and seafront with promenade can be found within 0.25 miles.

Local bus services to neighbouring towns operate in close proximity, and the A259, which provides a link to the larger neighbouring towns of Worthing and Bognor Regis, is accessible within only 1.5 miles.

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: D

AGENT'S 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.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



**Glyn-Jones & Company**  
Rustington Office Sales  
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rustington@glyn-jones.com



At an Average rating of 4.9/5 ★★★★★



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