



Total Area: 1093 ft² ... 101.6 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 2022

Council Tax Band: C
Energy Efficiency Rating: C
Tenure: Freehold



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

**4 Genoa Close, Beaumont Park,
Littlehampton West Sussex BN17 6SE
£320,000 (Freehold)**

Glyn-Jones



Introducing this modern semi-detached house located in the popular Beaumont Park development.

Offering three bedrooms, this well-maintained maintained property boasts a lounge/dining room, a conservatory overlooking the garden, a refitted kitchen & bathroom, and a convenient ground floor cloakroom.

Ideal for families, this home also features a private driveway and garage with loft storage area. The enclosed rear garden is paved for ease of maintenance and benefits from a favoured southerly aspect.

Additionally the property benefits from gas central heating and double glazing.



At an Average rating of

4.9/5 ★★★★★



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The property is situated in a quiet cul-de-sac on the ever popular 'Beaumont Park' development. The location is approximately equal distance from both Rustington village centre with its comprehensive range of shops and Littlehampton town centre with shopping precinct and mainline railway station; both of which are found within a 2 mile radius.

The seafront, with its promenade and a variety of leisure amenities including the 'Wave ' Leisure Centre and Mewsbrook Park, can be found within approximately 1.5 miles, several schools are situated in close proximity and local bus routes operate nearby.



A modern semi-detached house with conservatory overlooking a southerly facing garden

