



Total Approx. Floor Area 618 ft<sup>2</sup> ... 57.4 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jlm 2025

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

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 conducted 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

**10 Fleet Close, Beaumont Park,  
Littlehampton, West Sussex, BN17 6SD**  
"Guide Price" £250,000 (Freehold)



**Offered for sale with NO ONWARD CHAIN is this attractive, 'mock Tudor' style, end terraced house, pleasantly positioned at the end of a small cul-de-sac within popular Beaumont Park.**

Briefly described, the internal accommodation comprises: two double bedrooms; a lounge with favourable southerly aspect; fitted kitchen, and a bathroom/WC.

Outside, there is a well-enclosed rear garden with external gated access; an open plan front/side garden, and an allocated car parking space within a nearby compound.

The property also benefits from gas central heating; 'leaded light' style double glazing, and loft storage space.

The location of the property is a notable attraction, being equidistant to Rustington's comprehensive village centre, Littlehampton's town centre, and the seafront, all of which can be found within an approximate radius of 2-miles.

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# 10 Fleet Close, Beaumont Park, Littlehampton, BN17 6SD

“Guide Price” £250,000



Notably, several local primary schools and nurseries are in close proximity, whilst The Littlehampton Academy can be found within only 0.75-miles. A useful convenience store, local bus service, and the delightful Mewsbrook Park can all be found close to hand, whilst Littlehampton mainline railway station, with its regular service to London Victoria, is located in approximately 1.75-miles.

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 neighbouring towns of Bognor Regis and Worthing.



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