



Total Approx. Floor Area 951 ft² ... 88.4 m²

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

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



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

**11 The Mole, Beaumont Park,
Littlehampton, West Sussex, BN17 6PN**
£350,000 (Freehold)

Glyn-Jones



Offered for sale with 'NO ONWARD CHAIN' is this attractive, 'Georgian' style, semi-detached house featuring a south/westerly facing rear garden.

Briefly described, the internal accommodation comprises: three bedrooms, all of which benefit from built-in storage; a spacious lounge/dining room; kitchen; wet room, and a ground floor cloakroom.

Additional attributes include a garage atop a long driveway enabling off-road parking; an open plan front garden; gas central heating, and double glazing.

The property is located within the popular Beaumont Park, equidistant to Littlehampton town centre and Rustington's comprehensive village centre (approx. 1 mile). Additionally, the picturesque seafront, with its splendid promenade and extensive array of leisure amenities, is situated in a similar distance.



At an Average rating of **4.9/5** ★★★★★



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£350,000



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Notably, several local primary and preschools are found in close proximity, whilst The Littlehampton Academy can be found within approximately 0.75-mile. Furthermore, a useful convenience store, local bus service, and the delightful Mewsbrook Park can all be found close to hand. Littlehampton mainline railway station provides a regular service to London Victoria and 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.

