



Ground Floor

Total Approx.Floor Area 880 ft² ... 81.7 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 1st Image 2025

Council Tax Band – D Energy Efficiency Rating – D

WITH OVER...



COMPANY
REVIEWS
NOW
RECEIVED

At an Average
rating of

4.9/5 



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.



An attractive modern link-detached house with west facing rear garden, located on the popular Beaumont Park development.

A versatile home equally suited to a young family or retired couple. Ideally suited to someone looking for project, with an opportunity to put their own stamp on a property.

The accommodation comprises, on the ground floor; entrance hall, ground floor cloakroom, spacious lounge/dining room, kitchen, and a lean-to/conservatory. And, on the first floor; three bedrooms, en-suite shower room and family bathroom. Externally there is west facing rear garden, an attached brick built garage and ample off road parking for several vehicles.

Particular features include; gas fired central heating (boiler replaced in recent years) and majority uPVC double glazed windows, with leaded lights to the front.

The property is offered for sale with vacant possession, and has been priced to reflect the requirement for refurbishment and redecoration.

31 Capstan Drive, Beaumont Park, Littlehampton BN17 6SF



Outside –
There is an attractive west facing rear garden, measuring approximately 50’ in length by 25’ in width. The garden is well enclosed and secluded with tall panel fencing. The majority of the garden is laid to lawn with a patio area adjacent to the house and a large brick bult enclosure in the centre which was presumably at one time a pond.

To the front is an open plan lawn and extensive driveway providing off road parking for several vehicles.

Garage – Attached to the house is the garage measuring approximately 17’ x 9’ approached via an up and over door, with a personal door to the rear garden. The garage houses the replacement gas fired boiler.

Location – Capstan Drive is located on the popular Beaumont Park development approximately 1.5 miles from Littlehampton Town centre and a similar distance from Rustington village.

Rustington village offers comprehensive services, including library, churches and medical centre. The village enjoys a wide range of shops, including Waitrose and many specialist retailers, coffee shops and restaurants.

Conveniently located for both primary and secondary schools, and a wide range of amenities can be found close by, including Littlehampton Wave Swimming and Sports Centre approx. 1.3 miles distance.

The A259 can be accessed within half a mile, providing a link to the larger neighbouring towns of Worthing and Bognor Regis.



WITH OVER...

500

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