



Ground Floor

First Floor

Total Approx. Floor Area 904 ft² ... 84.0 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

Tenure: Freehold
Council Tax Band: D
EPC Rating: C



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
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**47 Buttermere Way, Beaumont
Park, Littlehampton, BN17 6SX**
£325,000 (Freehold)

Glyn-Jones



An attractive semi-detached house with west facing rear garden, situated in a quiet no through road on the popular 'Beaumont Park' development.

Offered for sale for the first time since new, the property offers bright and well-planned accommodation comprising; three bedrooms, including a main bedroom with built-in wardrobes; kitchen fitted with a range of shaker style units, wood block work surfaces and some integral appliances; a spacious lounge/dining room that enjoys a pleasant outlook over the rear garden; a family bathroom and ground floor cloakroom.

Outside, the attractive rear garden benefits from a favoured westerly aspect with paved patio, lawn and borders planted with a variety of mature shrubs and trees.

The property also benefits from a private driveway leading to a garage with light, power, and stairs to a useful loft storage area. Additional features include gas heating, double glazing, and a personal door to the garden.



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47 Buttermere Way, Beaumont Park, Littlehampton, BN17 6SX
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Buttermere Way 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.



 *Attractive semi-detached house with feature west facing rear garden*

