



Total Area: 957 ft<sup>2</sup> ... 88.9 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 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 2024

**Council Tax Band: C**  
**Energy Efficiency Rating: C**



Rustington Office  
01903 770095  
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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 Leeward Road, Beaumont Park,  
Littlehampton, West Sussex,  
BN17 6PG**  
**£385,000 (Freehold)**

**Glyn-Jones**



We are delighted to offer for sale this modern semi-detached house situated on the popular 'Beaumont Park' development.

The property offers spacious accommodation comprising; four bedrooms (two with built in storage), lounge with feature bay window, and an open plan kitchen/dining room that overlooks the rear garden and is refitted with a range of contemporary style units and integral appliances.

The property also offers a first-floor shower room/w.c, ground floor cloakroom and an enclosed rear garden with large timber cabin, perfect for various uses such as a home office, gym or playroom.

Additional features include gas heating, double glazing, and a private driveway for convenient parking.



At an Average rating of  
4.9/5 ★★★★★



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11 Leeward Road, Beaumont Park, Littlehampton, BN17 6PG  
£385,000 (Freehold)



The property is situated within the highly regarded Beaumont Park development, with many useful local amenities and attractions found in close proximity including several primary schools and nurseries; The Littlehampton Academy; Westcourt Medical Centre; a small convenience store and pharmacy; and the delightful Mewsbrook Park; all of which are located within an approximate 0.5-mile radius.

The seafront with its many leisure amenities including The Wave leisure centre also is found within an equivalent distance.

Furthermore the number '9' bus service operates in very close proximity, and The A259, which provides a link to the larger neighbouring towns of Worthing and Bognor Regis, is accessible within only 1.5 miles.



*a spacious family home occupying a popular road on the favoured 'Beaumont Park' development*

