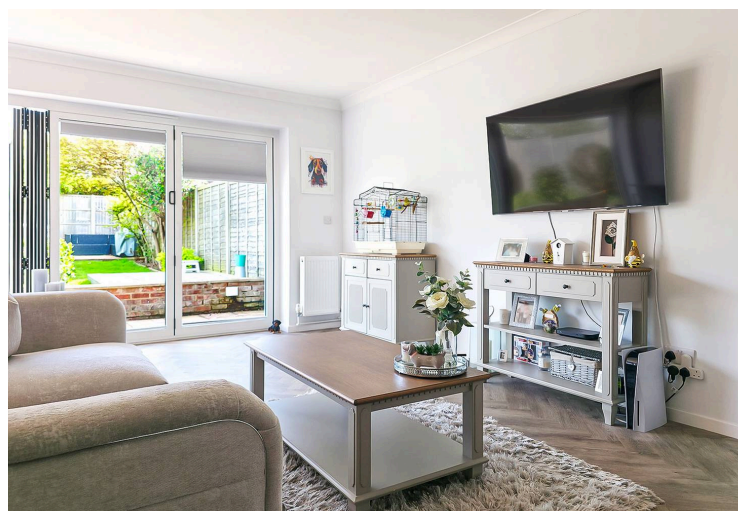
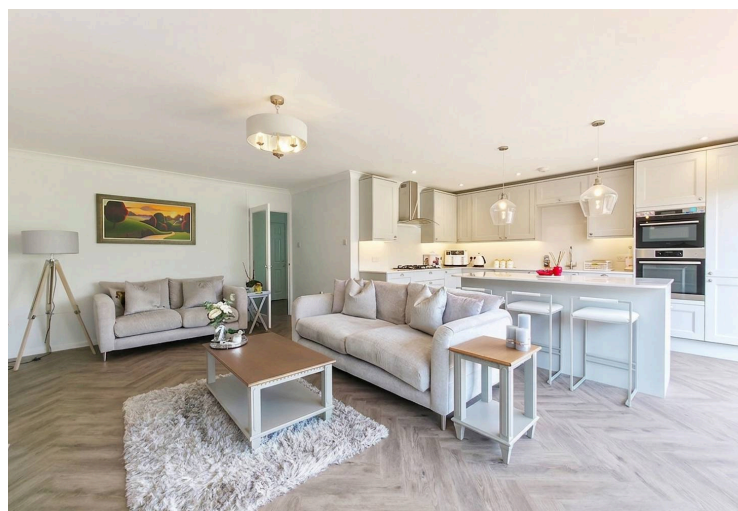




3 East Bank Walk, Littlehampton – BN17 6PT

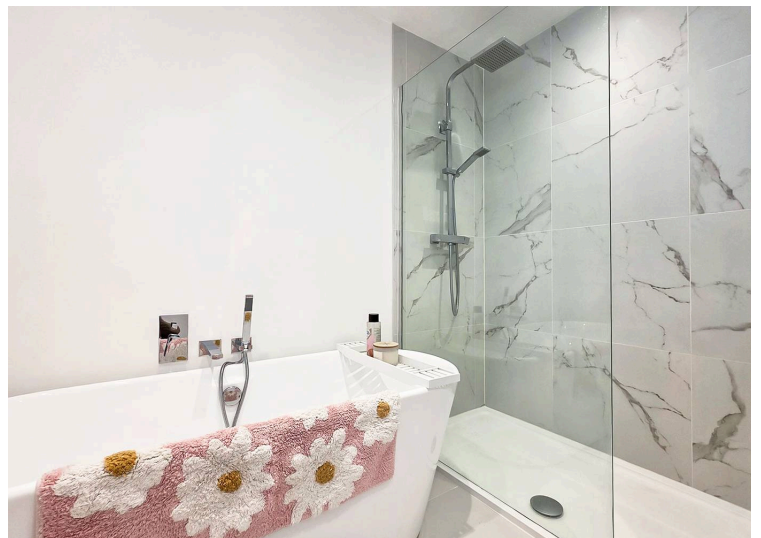
£390,000 Freehold

Quiet mews setting overlooking an open green in a highly convenient Littlehampton location • Stylish shaker-style kitchen with stone worktops, feature island and integrated appliances • Beautifully modernised throughout with high-quality finishes and attention to detail • Within 0.5 miles of the beach and a short walk to Mewsbrook Park, local shops and amenities • Two well-proportioned double bedrooms, both with built-in wardrobes • Impressive open-plan kitchen/living space with full-width bi-fold doors opening onto a generous rear garden



Tucked away within the peaceful setting of East Bank Walk, this beautifully modernised semi-detached bungalow offers a superb balance of style, space and convenience. Overlooking an open green, the property enjoys a quiet position whilst remaining within easy reach of everyday amenities and the coast. The location is a real highlight. Beaumont Park, with its Tesco Local and pharmacy, just moments away, while the beach is within approximately 0.5 miles. Mewsbrook Park can be reached in around a five-minute walk, and Rustington Village centre sits just under a mile away, offering a wide range of shops, cafés and restaurants. Local bus routes are also close by, making this an ideal spot for both convenience and lifestyle.

The current owners have thoughtfully modernised the property throughout, with a clear attention to detail that is evident in every room. A particular feature is the impressive open-plan kitchen and living space to the rear, designed with entertaining in mind. Full-width bi-fold doors open directly onto the garden, creating a seamless connection between inside and out. The kitchen itself is finished in a timeless shaker style, complemented by stone worktops and a central island with breakfast bar. A full range of integrated appliances have been carefully incorporated, while LVT flooring runs through the hallway and into the kitchen area, adding both durability and a clean, contemporary finish. Externally, the rear garden is a fantastic size and has been well arranged for both relaxation and entertaining. A patio sits directly off the bi-fold doors, ideal for outdoor dining, while the main section of garden is laid to lawn. A second patio area to the rear provides a further seating space, capturing different aspects of the day. To the front of the property are two well-proportioned double bedrooms. The principal bedroom is a generous space with built-in wardrobes, while the second bedroom offers flexibility as a guest room or additional accommodation, also benefitting from fitted storage. The bathroom has been finished to a high standard, featuring a freestanding bath and a large walk-in shower, alongside a WC and vanity unit, all styled in keeping with the rest of the home. There is also the added convenience of a separate second WC.





A full-length porch provides a practical entrance to the home, offering both front and rear access. Further benefits include a garage located within a nearby compound, along with on-street parking available in the surrounding lay-bys.

The vendor is suited, allowing for a smoother onward move. Homes of this standard and finish are rarely available at this price point, and early viewing is strongly advised.

Lounge / Kitchen / Diner

20' 10" x 20' 4" (6.35m x 6.19m)

Bedroom 1

11' 9" x 8' 0" (3.58m x 2.45m)

Bedroom 2

17' 2" x 8' 7" (5.24m x 2.61m)

Bathroom

8' 4" x 8' 4" (2.55m x 2.54m)

WC

5' 7" x 2' 5" (1.70m x 0.74m)

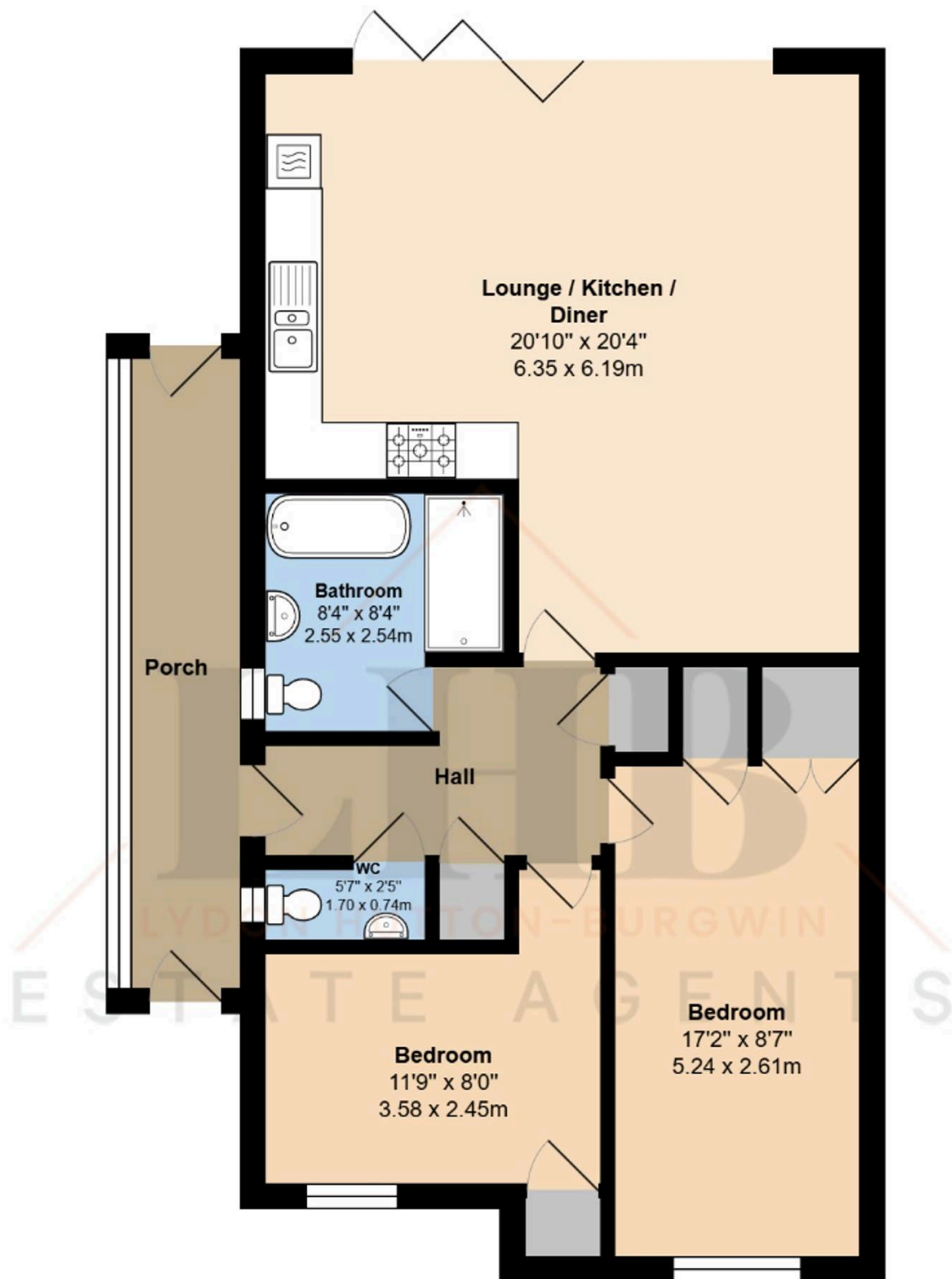
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







Total Area: 945 ft² ... 87.8 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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by 1st Image 2026

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