Total Area: 1129 ft² ... 104.9 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

TENURE - Freehold

Council Tax Band: D
Energy Performance Rating: D

AGENTS 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.

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At an Average rating of 4.9/5

Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

# 35 The Winter Knoll, Littlehampton BN17 6NQ

## £345,000 - Freehold

- Extended Semi-Detached House
- Lounge/Dining Room/Family Room
- Gas Central Heating
- Low Maintenance Gardens
- Popular Location
- Three Bedrooms
- Modern Kitchen & Shower room/w.c
- Double Glazing
- Direct Garage Access

Pleasantly situated on a quiet walkway within the popular 'Beaumont Park' development, this extended modern semi-detached house offers ideal accommodation for families.
The accommodation comprises; entrance porch to a spacious entrance hall which leads through to a bright and spacious lounge. The dining room opens into an extended family room or study, providing a flexible space for entertaining guests or working from home. From here, there is direct access to the rear garden.
The modern kitchen is fitted with a contemporary array of high gloss units and integral appliances,. Upstairs, are three bedrooms, two generous doubles and a single, all served by a modern shower room/w.c.
Externally, the front garden is open-plan and mostly laid to lawn, whilst the enclosed rear garden is paved for ease of maintenance with direct garage access, ideal for secure parking and extra storage.
Further benefits include; gas central heating and double glazing.
The location of the property enables easy access to a number of useful amenities including; The Littlehampton Academy, a handy convenience store with neighbouring pharmacy, and the delightful Mewsbrook Park; all of which can be found in an approximate 1-mile radius. Additionally, the picturesque seafront, with its splendid promenade and extensive array of leisure amenities can be found in an equivalent distance.
Public transport links are close to hand, with and a handy local bus service operating along the road, whilst Littlehampton mainline railway station, which provides a regular service to London Victoria, can be found in approximately 1.5-miles.

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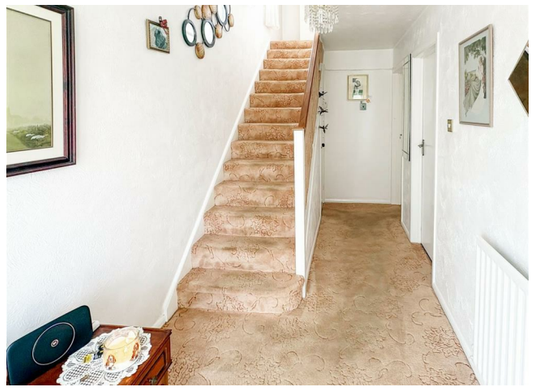
# 35 The Winter Knoll, Littlehampton, BN17 6NQ



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