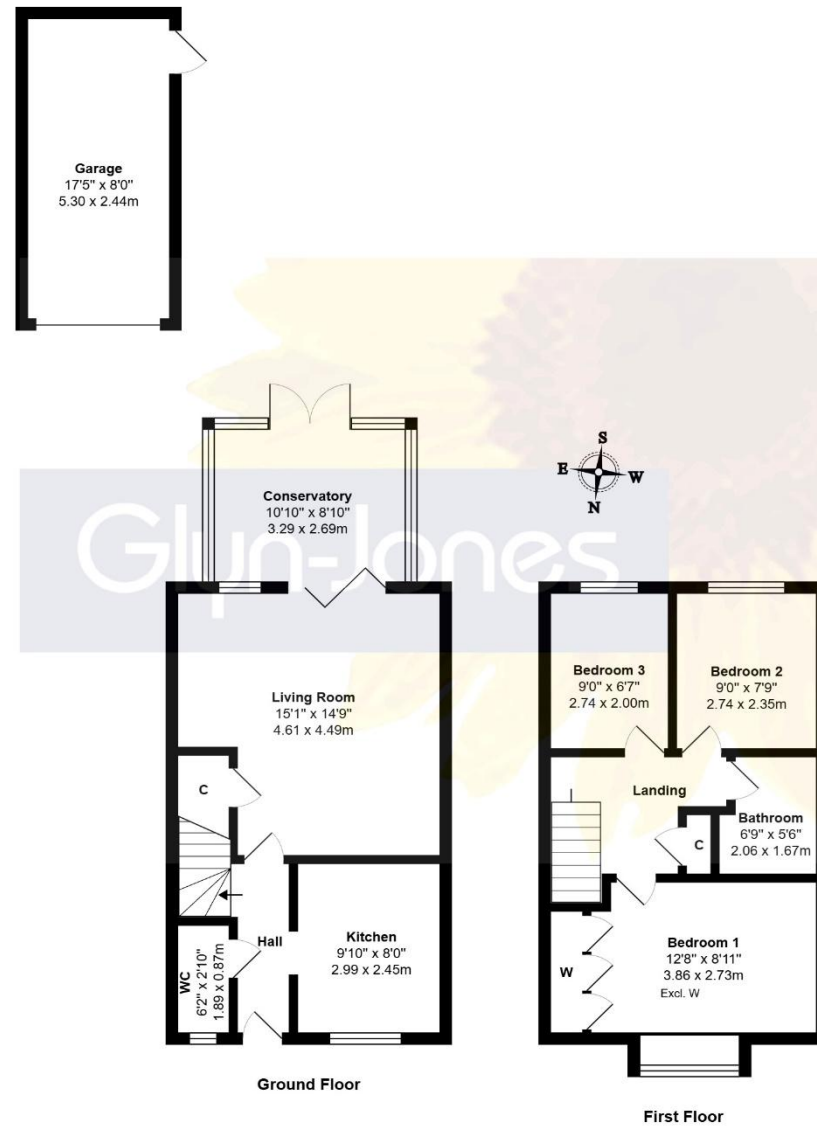




Total Area: 1015 ft² ... 94.3 m² (Including Garage)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Council Tax Band: C
Energy Efficiency 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 carried out 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
rustington@glyn-jones.com

**6 Derwent close, Beaumont Park,
Littlehampton, BN17 6SU**
“Guide Price” £340,000 (Freehold)

Glyn-Jones



Delightfully situated within a small cul-de-sac on the ever-popular Beaumont Park is this extremely well-appointed semi-detached house.

Briefly described, the internal accommodation comprises; three bedrooms, the larger of which benefits from a built-in wardrobe; spacious living room, with feature bifold doors leading to a conservatory; stylish kitchen; contemporary bathroom; and a ground floor cloakroom.

A particular attraction is the well-enclosed SOUTHERLY FACING REAR GARDEN, which is laid primarily to decking and offers side access into a private garage with power.

Additional attributes include; gas central heating; uPVC double glazing; modern floor coverings; and EXTENSIVE OFF-ROAD PARKING to the front and side of the property.

Derwent Close is situated equidistant to both Rustington village and Littlehampton town centres (approx. 1.25-miles), with the seafront also found in an equivalent distance.



At an Average rating of **4.9/5** ★★★★★



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“Guide Price” £340,000



“...A particular attraction is the well-enclosed
SOUTHERLY FACING REAR GARDEN...”



The location also allows easy access to some important local amenities including The Littlehampton Academy, picturesque Mewsbrook, and the Wave Littlehampton leisure centre. Furthermore, a useful convenience store with neighbouring pharmacy can also be found on the development.

Public transport links are close to hand, with a local bus service operating along nearby Fastnet Way, whilst Littlehampton mainline station, with its regular service to London Victoria, found in approximately 1.5-miles.

