



## 24 Beacon Way,

Offers Over £300,000

- Stunning Extended End of Terrace Home In Tucked Away Position
- West Facing Landscaped Rear Garden
- Modern Refitted Bathroom
- Viewing Highly Recommended To Appreciate This Lovely & Well Kept Home
- Two Bedrooms
- Feature 18' 10" x 8' 11" Full Width Conservatory
- Approx 1 Mile from Both Rustington Village and Littlehampton High Street
- Allocated Parking To The Rear & Garage En Bloc
- Separate Utility Room
- Within Walking Distance To Primary and Secondary Schools

# 24 Beacon Way, Littlehampton BN17 6QS

## Stunning Extended End of Terrace Home

This beautifully presented two-bedroom end of terrace home offers a perfect blend of modern living and comfort, tucked away in a peaceful residential location.

Impeccably maintained throughout, the property has been thoughtfully enhanced to create an inviting and versatile living space. The highlight of the home is the impressive full-width conservatory (18'10" x 8'11"), providing a seamless flow from the main living areas to the west-facing, landscaped rear garden-a perfect setting for relaxing or entertaining in the afternoon sun.

In addition, a welcoming entrance hall, a bright lounge, a modern fitted kitchen with a separate utility room providing practical extra space rounds off the ground floor accommodation.

Outside, the home benefits from allocated parking to the rear, plus a garage en bloc, ensuring convenience and security.

Situated approximately one mile from both Rustington Village and Littlehampton High Street, the location offers easy access to a range of local shops, cafes, and amenities. The property is also within walking distance of well-regarded primary and secondary schools, making it ideal for families or first-time buyers.

Viewing is highly recommended to fully appreciate this lovely home.



Council Tax Band: B

Tenure: Freehold



**LOUNGE**

15' 6" x 12' 10"

**KITCHEN**

9' 4" x 7' 8"

**CONSERVATORY**

18' 10" x 8' 11"

**BEDROOM ONE**

15' 1" x 8' 10"

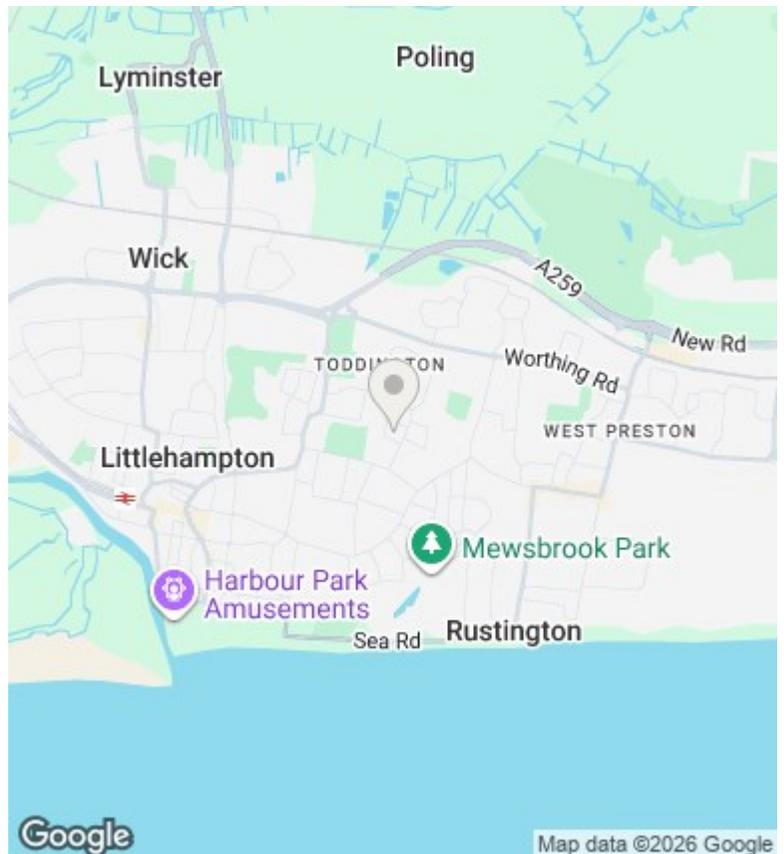
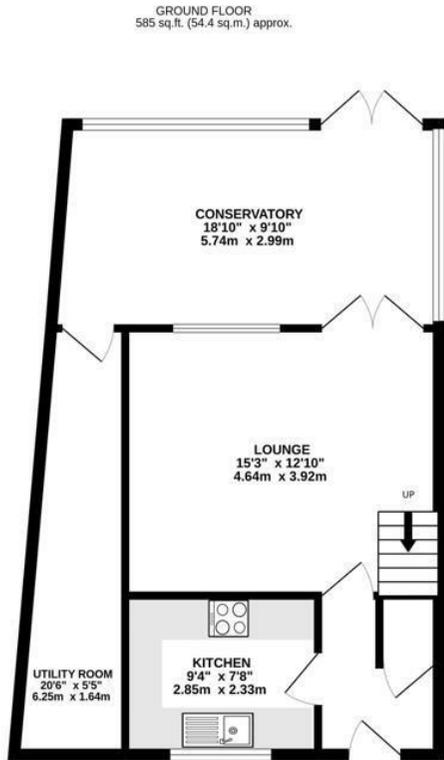
**BEDROOM TWO**

12' 4" x 6' 5"

**FAMILY BATHROOM**

9' 2" x 5' 5"





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.