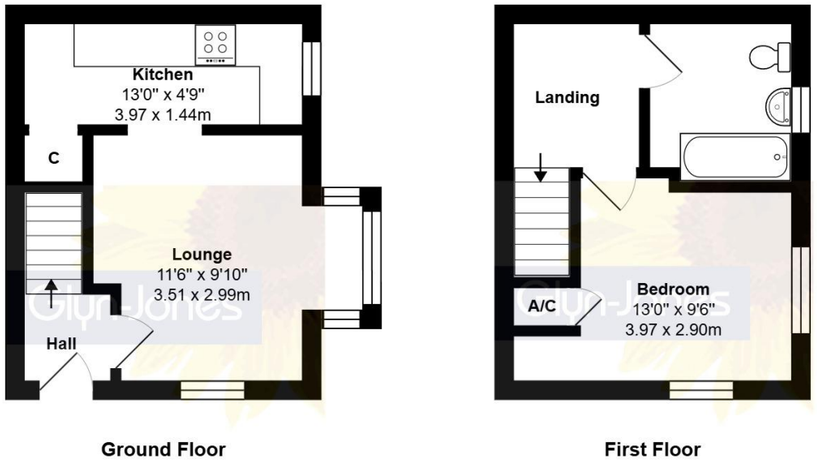


Ground Floor **First Floor**

Total Area: 451 ft² ... 41.9 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

Council Tax Band: B **EPC Rating: D**

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.



The Saltings, Beaumont Park, Littlehampton, West Sussex, BN17 6RR

£185,000 Freehold



Situated on the popular Beaumont Park development this modern corner house offers an ideal opportunity for first-time buyers or those seeking an investment.

Offered for sale with the benefit on no onward chain, the accommodation features; entrance hall to a double aspect lounge; kitchen fitted with a range of practical storage units and workspace. Whilst upstairs there is a double bedroom benefitting from a bright double aspect and bathroom fitted with a white suite.

Additional features include electric heating, double glazing, an allocated parking space and private low maintenance front and side gardens.

AGENT'S NOTE: In accordance with the Estate Agent's Act 1979 we are obliged to inform you that the seller of this property is a member of staff



Rustington Office
94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

The Saltings, Beaumont Park, Littlehampton, West Sussex, BN17 6RR







Offered for sale with the benefit of no onward chain

Pleasantly situated within the popular 'Beaumont Park' development, with the seafront located in approximately 1.5 miles and both Rustington village and Littlehampton town centres found in close proximity. Numerous local amenities are also close to hand including; a convenience store and neighbouring pharmacy; picturesque Mewsbrook Park and The Wave Leisure Centre. A regular bus service to surrounding areas also operates nearby.

Littlehampton is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger nearby towns of Bognor Regis and Worthing. Additionally, there is a mainline railway station in the heart of the town, which offers a regular service to London Victoria.







WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

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