



## 32 Armada Way, Littlehampton, BN17 6QY Offers

- Semi Detached Bungalow In Popular Beaumont Park Location
- 12'8 Kitchen
- Low Maintenance Rear Garden
- Chain Free With Vacant Possession
- 20'01 Conservatory Overlooking Garden
- 13'06 Bedroom Open Plan With Dressing Area
- Under One Mile To Rustington Village
- 16'2 Living Room
- Tucked Away Position In Cul De Sac
- Garage To Rear Of Property

# 32 Armada Way, Littlehampton BN17 6QY

\*CHAIN FREE\* Located in the highly sought-after Beaumont Park area, this charming semi-detached bungalow is tucked away in a quiet cul-de-sac, offering both peace and privacy. The property is offered chain free with vacant possession, presenting an ideal opportunity for buyers looking to move swiftly.

Inside, the home features a spacious 16'2" living room that leads into a generous 20'01" conservatory, which provides a lovely outlook over the low-maintenance rear garden—perfect for relaxing or entertaining. The 12'8" kitchen is well-appointed and functional, while the main bedroom is a standout, measuring 13'06" and benefiting from an open-plan layout with a dedicated dressing area.

Outside, the property continues to impress with a neat rear garden and a garage to the rear of the property further adds to the appeal, providing useful storage. The bungalow situated under one mile to Rustington village. This is a wonderful opportunity to secure a bungalow in one of the area's popular residential location.



Council Tax Band: C

Tenure: Freehold



### LIVING ROOM

16'2x9'8

### KITCHEN

12'8x5'6

Mostly open plan to lounge

### CONSERVATORY

20'1x10'02

### BEDROOM

13'06x8'3

Currently open plan to dressing area could be made separate by reinstating the partition wall.

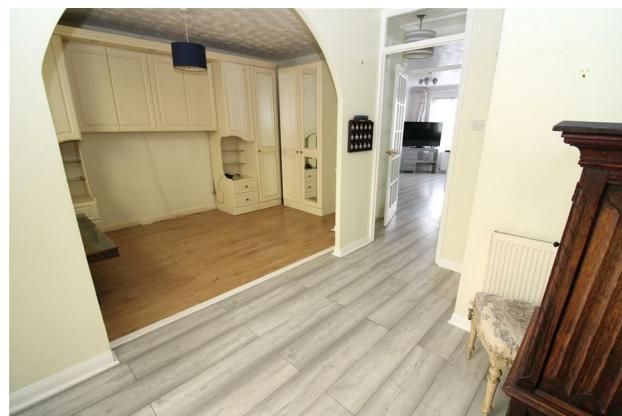
### DRESSING AREA

10'00x7'2

Formerly Bedroom 2 but now open plan with bedroom (could be reinstated with partition wall)

### SHOWER ROOM

5'27 x 6'31



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

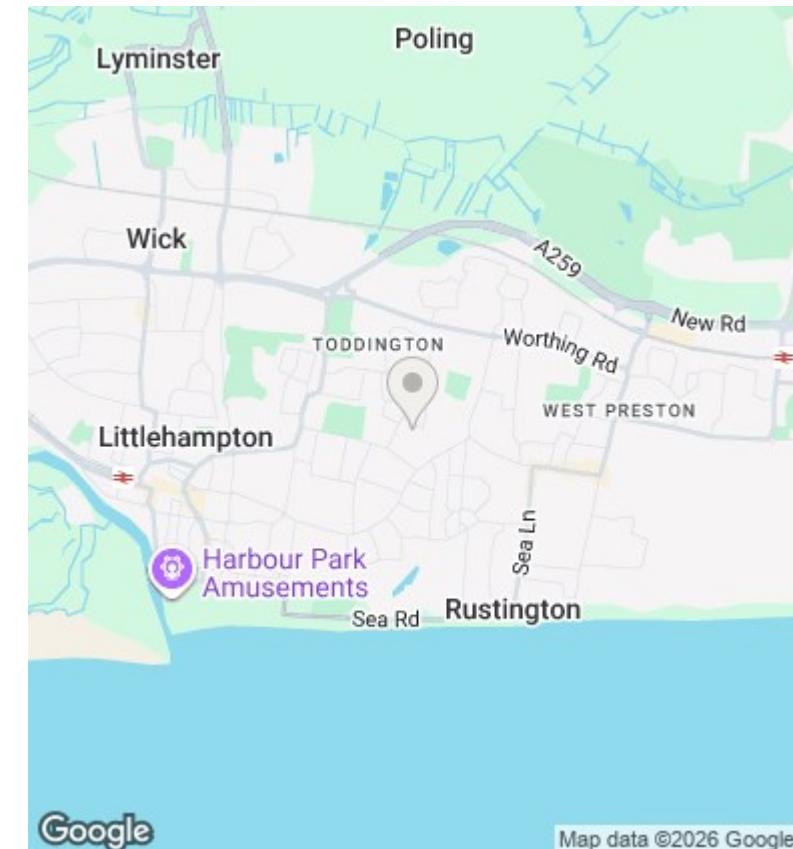


ONE BEDROOM BUNGALOW

TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any errors or omissions. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.