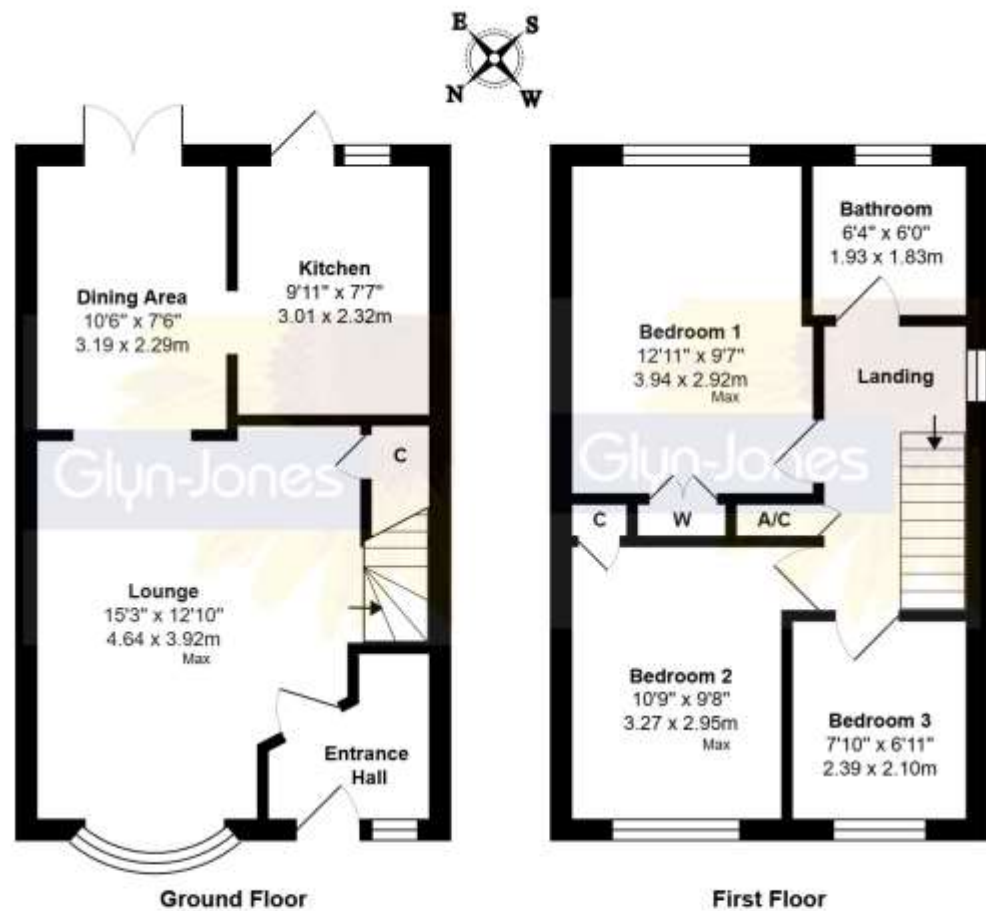


**2 The Cape, Beaumont Park,
Littlehampton, BN17 6PL
£350,000 (Freehold)**



Total Area: 818 ft² ... 76.0 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: C
Energy Efficiency Rating: D
Tenure: Freehold

Offered for sale with the notable benefit of 'no forward chain' is this attractive 'Georgian' style end terraced house, pleasantly situated within the popular Beaumont Park.

Having been the subject of much refurbishment and redecoration by the current owner, the property now boasts a bright and very well-appointed interior, which is further complemented by a long driveway enabling off-road parking, as well as direct access into a powered garage from the well-enclosed south/easterly facing rear garden.

Briefly described, the room configuration comprises; three bedrooms, the two larger of which incorporate fitted recessed wardrobes; a spacious lounge/dining room, with feature fireplace and 'French' style doors leading to the aforementioned garden; and a first-floor bathroom, with white suite encompassing a shower over the bath.

Additional attributes include; gas central heating; a striking front aspect bay window in the lounge; contemporary floor coverings throughout; an enlarged entrance hall; replacement front double doors and a single rear door on the garage; and an extensive range of furnishings, plus some free-standing kitchen appliances that will be included in the sale.

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

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

WITH OVER... **500** COMPANY REVIEWS

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

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2 The Cape, Beaumont Park, Littlehampton, BN17 6PL

£350,000



... a bright and very well-appointed interior, which is further complemented by a long driveway enabling off-road parking...



The Cape is located on popular Beaumont Park, approximately equidistant to Rustington's comprehensive village centre and Littlehampton town centre with mainline railway station (1-mile).

The seafront with its vast array of leisure amenities, The Littlehampton Academy, picturesque Mewsbrook Park, and the Wave Littlehampton leisure centre, can all be found within an approximate 0.75-mile radius. Notably, a local bus service operates nearby, and a useful convenience store with an adjacent pharmacy can also be found on the development.

Littlehampton is pleasantly located on the West Sussex coast, almost midway between the cities of Brighton and Chichester, and just south of the A259, which provides a link to the neighbouring towns of Bognor Regis and Worthing.



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