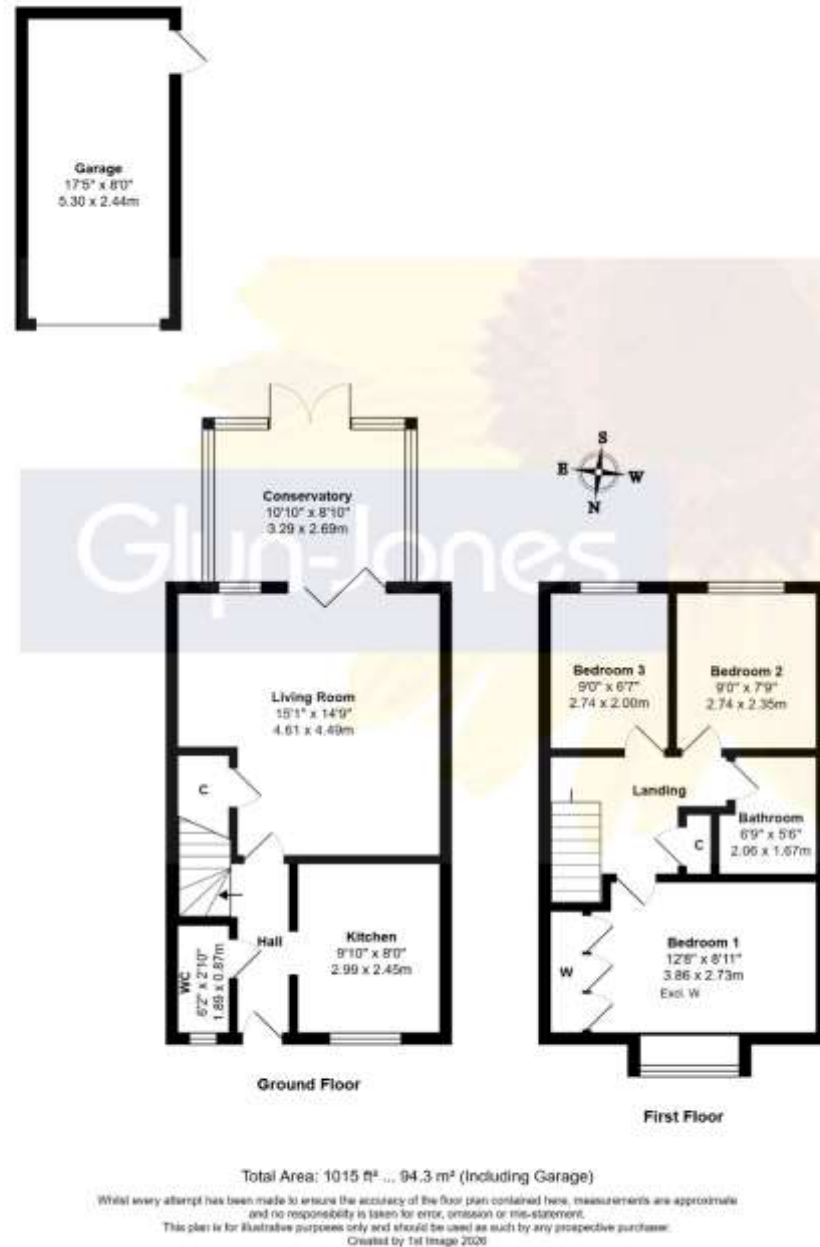


**6 Derwent close, Beaumont Park,
Littlehampton, BN17 6SU
£350,000 (Freehold)**



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.

Council Tax Band: C
Energy Efficiency Rating: C

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

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

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

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com

6 Derwent Close, Beaumont Park, Littlehampton, West Sussex BN17 6SU

£350,000



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.



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



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

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



Rustington Office
01903 770095
www.glyn-jones.com