



26 Beaton Avenue, Littlehampton, BN17 7SL £320,000

- Stunning Modern Town House Built By Bovis Homes
- South Facing Rear Garden
- Driveway Parking
- Viewing Highly Recommended!
- Substantial Accommodation Spread Over Three Storeys
- 14'3 x 13'10 Master Bedroom With En Suite
- 14'3 x 13'10 Lounge With Juliet Balcony
- Feature 20'6 Kitchen/Dining Room With Doors To Garden
- Utility Room/Ground Floor Cloakroom
- Popular 'Hampton Park' Development

26 Beaton Avenue, Littlehampton BN17 7SL

Stunning Modern Town House Built by Bovis Homes – Hampton Park Development

This beautifully presented modern three-storey town house offers spacious and versatile accommodation throughout, situated in the highly sought-after Hampton Park development.

The property boasts a 20'6" kitchen/dining room – the true heart of the home – featuring double doors opening onto a south-facing rear garden, perfect for entertaining and family living. Additional features on the ground floor include a utility room, ground floor cloakroom, and driveway parking to the front of the house.

On the first floor, there's a bright and spacious lounge (14'3" x 13'10") featuring a charming Juliet balcony – the perfect place to relax and unwind. This floor also hosts the family bathroom and a well-proportioned third bedroom.

The top floor is home to the impressive master bedroom (14'3" x 13'10"), complete with its own en suite shower room, along with a spacious second bedroom.

This superb home offers modern comfort, generous proportions, and an enviable location close to local amenities, schools, and transport links.

Viewing is highly recommended to fully appreciate all that this property has to offer!



Council Tax Band: D

Tenure: Freehold



KITCHEN/DINER

20'6" x 14'3"

FIRST FLOOR LOUNGE

14'3" x 13'10"

UTILITY & GROUND FLOOR

CLOAKROOM

6'4" x 5'4"

BEDROOM ONE

14'3" x 13'10"

ENSUITE

6'9" x 6'4"

BEDROOM TWO

14'4" x 9'3"

BEDROOM THREE

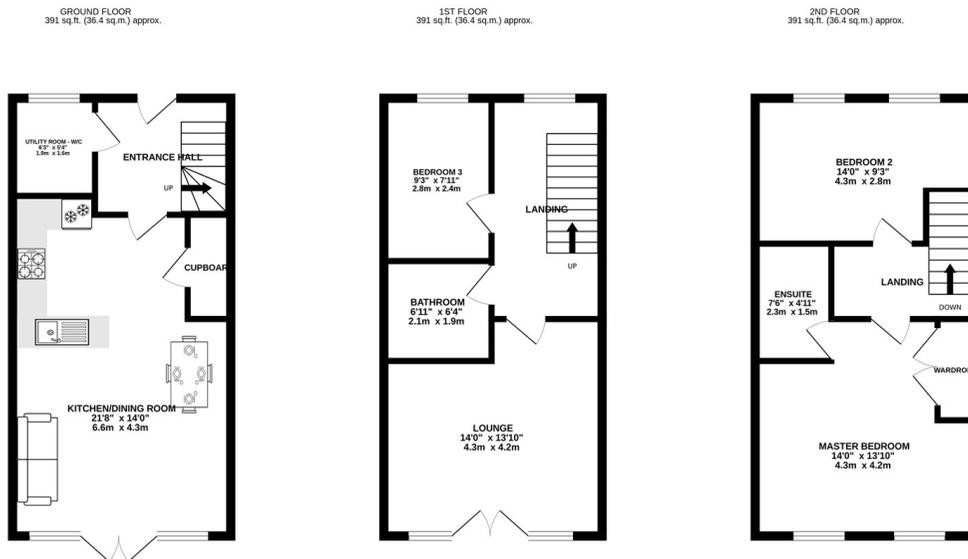
9'3" x 7'11"

FIRST FLOOR BATHROOM

6'9" x 6'4"

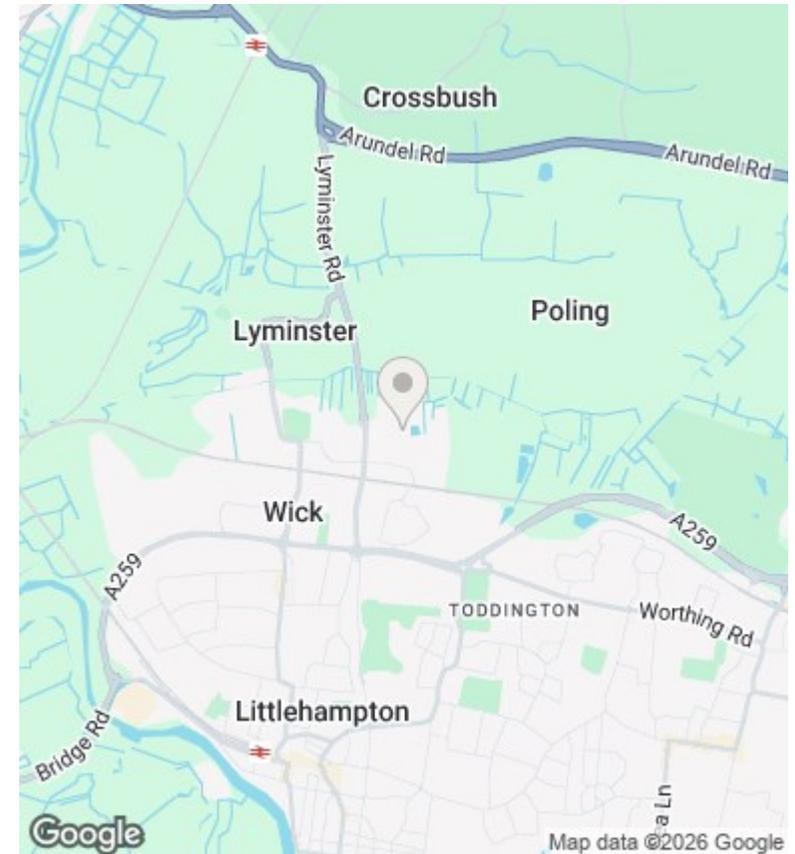
ESTATE FEE-TBC





THREE BEDROOM TOWN HOUSE
TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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 taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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 restuarants 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		97
(81-91) B	87	
(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.