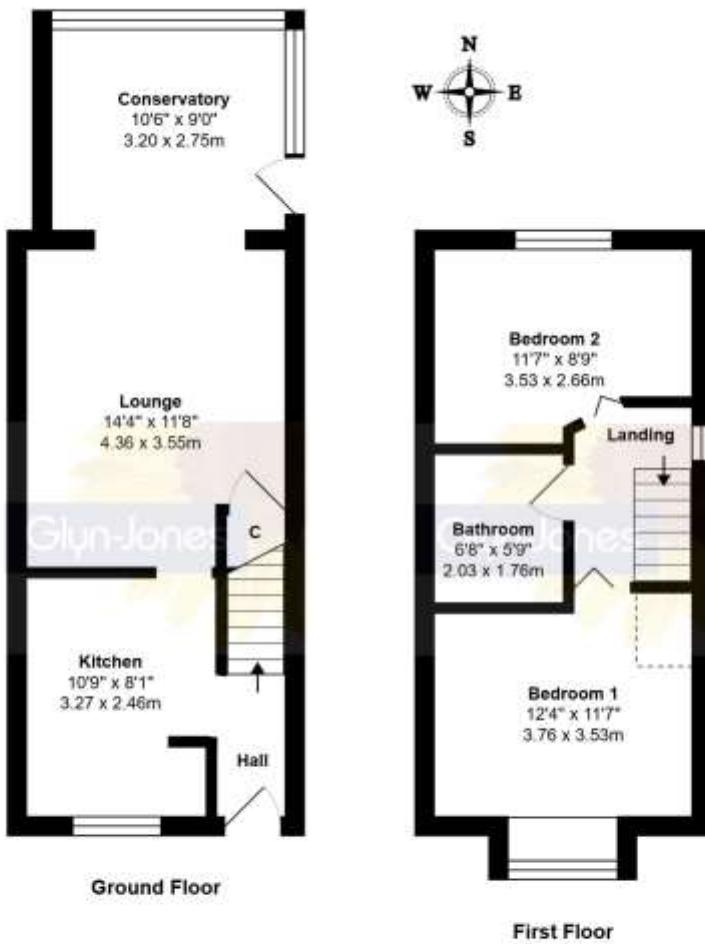




## 8 Coniston Way, Beaumont Park, Littlehampton, BN17 6SR £300,000 (Freehold)



Total Area: 727 ft<sup>2</sup> ... 67.6 m<sup>2</sup>  
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**  
**Energy Efficiency Rating: C**

WITH OVER...



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  
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**An attractive semi-detached house, pleasantly situated in a small cul-de-sac within the popular Beaumont Park development.**

The bright and well-appointed accommodation comprises; two bedrooms; lounge with opening through to a conservatory; a stylish refitted kitchen that opens into the hallway; and a contemporary bathroom/WC.

The rear garden is a notable feature, being well-enclosed and laid mainly to combination of lawn and decking, with a secure timber gate to the side.

Additional features include; gas central heating; uPVC 'leaded light' style double glazing; and modern floor coverings throughout.

The property is conveniently situated equidistant to both Rustington village and Littlehampton town centres, as well as the seafront, all approximately 1.25-miles in distance.

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 ★★★★★



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8 Coniston Way, Beaumont Park, Littlehampton, West Sussex BN17 6SR

£300,000

Notably, a local bus service operates along nearby Fastnet Way, plus a useful convenience store with neighbouring pharmacy can also be found on the development (approx. 0.5-miles).



*... a stylish refitted kitchen that opens into the hallway...*



WITH  
OVER...



COMPANY  
REVIEWS

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4.9/5 ★★★★★



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