



Total Area: 727 ft² ... 67.6 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: B
Energy Efficiency Rating: C



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

Glyn-Jones



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.



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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).

Littlehampton mainline station, which provides a regular service to London Victoria, can be found in approximately 2-miles, whilst the A259, which enables a link to the larger neighbouring towns of Worthing and Bognor Regis, is accessible within 0.75-mile.

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

