



## 32 Armada Way, Littlehampton, BN17 6QY

Asking Price £235,000

- Semi Detached Bungalow In Popular Beaumont Park Location
- 12'8 Kitchen
- Low Maintenance Rear Garden
- Chain Free With Vacant Possession
- 20'01 Conservatory Overlooking Garden
- 13'06 Bedroom Open Plan With Dressing Area
- Under One Mile To Rustington Village
- 16'2 Living Room
- Tucked Away Position In Cul De Sac
- Garage To Rear Of Property

# 32 Armada Way, Littlehampton BN17 6QY

**\*CHAIN FREE\*** Located in the highly sought-after Beaumont Park area, this charming semi-detached bungalow is tucked away in a quiet cul-de-sac, offering both peace and privacy. The property is offered chain free with vacant possession, presenting an ideal opportunity for buyers looking to move swiftly.

Inside, the home features a spacious 16'2" living room that leads into a generous 20'01" conservatory, which provides a lovely outlook over the low-maintenance rear garden—perfect for relaxing or entertaining. The 12'8" kitchen is well-appointed and functional, while the main bedroom is a standout, measuring 13'06" and benefiting from an open-plan layout with a dedicated dressing area.

Outside, the property continues to impress with a neat rear garden and a garage to the rear of the property further adds to the appeal, providing useful storage. The bungalow situated under one mile to Rustington village. This is a wonderful opportunity to secure a bungalow in one of the area's popular residential location.



Council Tax Band: C

Tenure: Freehold



**LIVING ROOM**

16'2x9'8

**KITCHEN**

12'8x5'6

Mostly open plan to lounge

**CONSERVATORY**

20'1x10'02

**BEDROOM**

13'06x8'3

Currently open plan to dressing area could be made separate by reinstating the partition wall.

**DRESSING AREA**

10'00x7'2

Formerly Bedroom 2 but now open plan with bedroom (could be reinstated with partition wall)

**SHOWER ROOM**

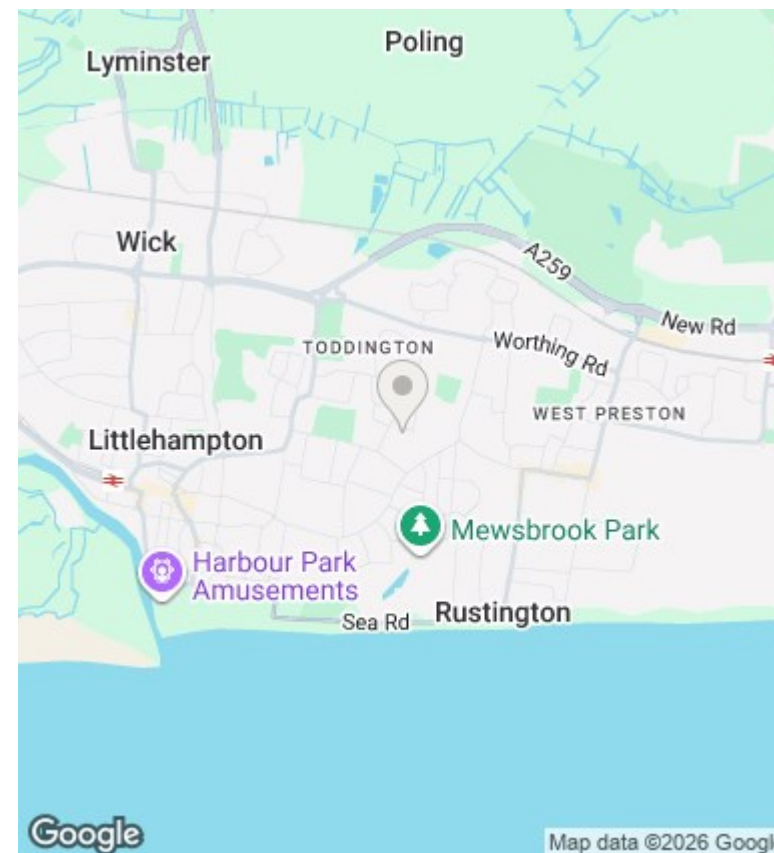
5'27 x 6'31



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



ONE BEDROOM BUNGALOW  
TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.