



11 Middle Mead, Littlehampton – BN17 6QH

£375,000 Freehold

Highly desirable South Beaumont location, perfectly positioned between Rustington village, Littlehampton town centre and the seafront. • Extended two-bedroom semi-detached bungalow with spacious open-plan lounge and dining area • Landscaped west-facing rear garden with side access, ideal for enjoying afternoon and evening sun • Two generous double bedrooms, including fitted wardrobes to the principal bedroom and an en-suite cloakroom to the second. • Beautifully presented throughout with a modern shower room, gas central heating, double glazing and a range.



Situated within the highly sought-after South Beaumont area, perfectly positioned between the amenities of Rustington village and Littlehampton town centre, this beautifully presented and extended two-bedroom semi-detached bungalow offers the ideal blend of peaceful living and everyday convenience. Overlooking an attractive open green to the front, the property has been thoughtfully extended to create a bright and spacious living environment. The generous lounge flows seamlessly into a dining area, with double patio doors opening onto the landscaped west-facing rear garden, making it the perfect space for entertaining or simply enjoying the afternoon and evening sunshine. The spacious kitchen connects both the dining and living areas, creating an ideal flow throughout the home while providing a practical layout for everyday living. Both bedrooms are excellent-sized doubles. The principal bedroom benefits from extensive fitted wardrobes, whilst the second bedroom enjoys the added convenience of its own en-suite cloakroom. A modern shower room, complete with a walk-in shower, serves the rest of the home. Outside, the private west-facing rear garden has been beautifully landscaped to provide a low-maintenance outdoor space, with useful side access leading to the front. A garage, located within a nearby compound, offers additional parking and storage. Further benefits include gas central heating, double glazing throughout and a location that places the beach, local shops, transport links and a wide range of amenities all within easy reach. Offering stylish single-storey living in one of the area's most desirable locations, this superb bungalow is ready to move straight into and is expected to generate strong interest.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Dining Room

19' 4" x 9' 1" (5.89m x 2.76m)

Lounge

20' 3" x 11' 9" (6.16m x 3.58m)

Kitchen

15' 10" x 8' 8" (4.82m x 2.63m)

Bedroom 1

16' 7" x 9' 0" (5.06m x 2.75m)

Bedroom 2

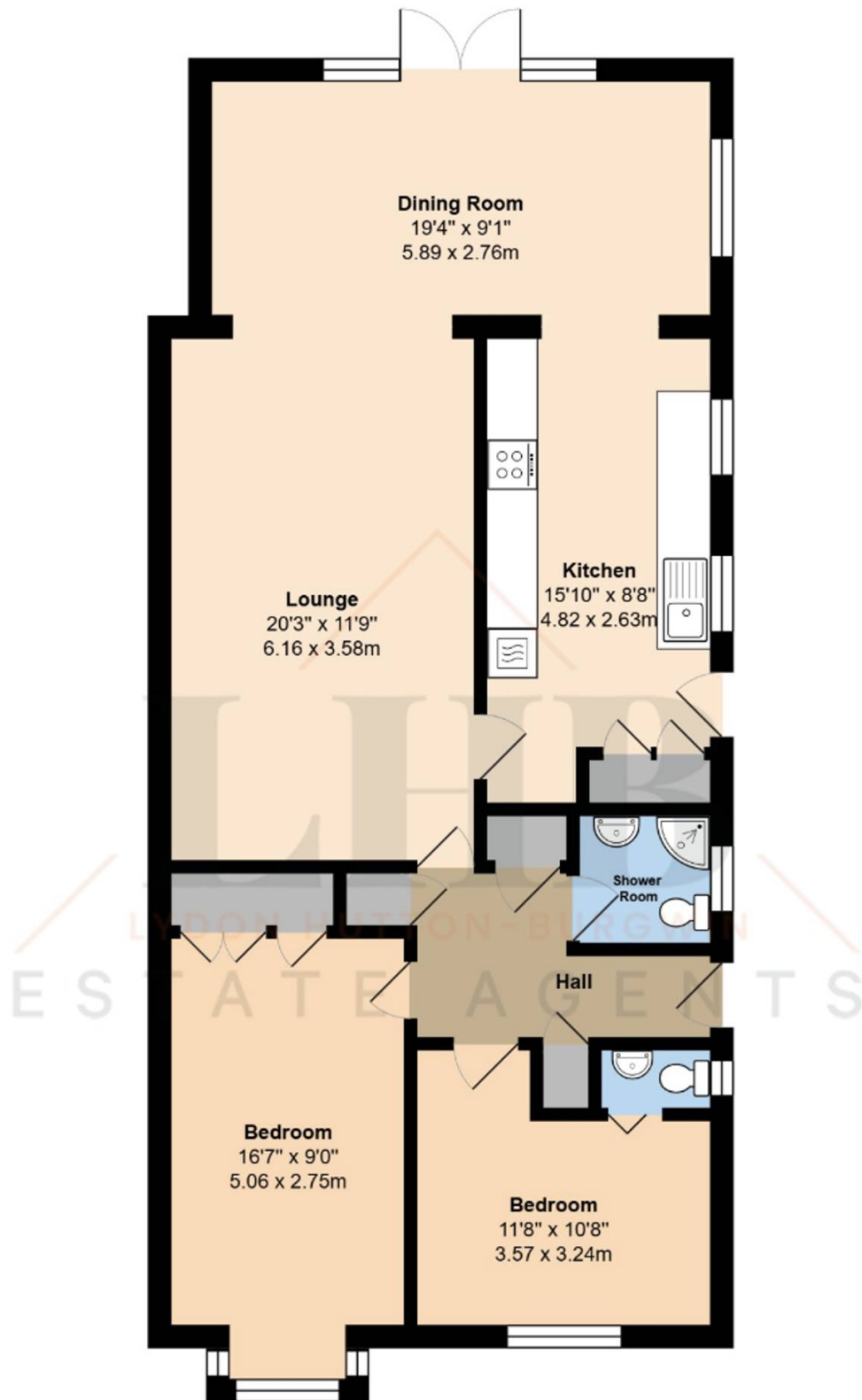
11' 9" x 10' 8" (3.57m x 3.24m)

Shower Room

Hall







Total Area: 1001 ft² ... 93.0 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

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging internally or to create atmospheric external images.