



18 Carvel Way, Littlehampton, BN17 6RJ

Offers
Over

- Three Bedroom Link Detached House
- Master Bedroom With En-Suite Shower Room
- Westerly Rear Garden
- Viewing Highly Recommended
- Located In Popular Beaumont Park Area
- Driveway Parking & Garage with Personal Door From Garden
- Ground Floor Cloakroom
- 15'1 Lounge
- Favoured East/West Aspect
- Ideally Located Between Rustington & Littlehampton Centres

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Situated within the ever-popular Beaumont Park development, this well-presented three-bedroom link-detached home offers spacious and practical accommodation. Ideally positioned between Rustington Village and Littlehampton, the property enjoys easy access to a wide range of local amenities, schools, transport links and the nearby seafront.

The ground floor features a welcoming lounge/diner, a fitted kitchen, a convenient cloakroom and excellent living space for everyday family life. Upstairs, the generous master bedroom benefits from its own en-suite shower room, complemented by two further bedrooms and a family bathroom.

Outside, the property enjoys a favoured east/west aspect with a private westerly rear garden, ideal for making the most of the afternoon and evening sunshine. A driveway provides off-road parking and leads to the garage, which also benefits from a personal door providing direct access from the garden.



Council Tax Band: D

Tenure: Freehold



LOUNGE

15'1x11'9

DINING AREA

10'0x7'4

KITCHEN

9'4x7'0

BEDROOM 1

11'5x7'8

EN-SUITE

6'2x2'9

BEDROOM 2

10'0x8'4

BEDROOM 3

6'7x6'0

BATHROOM

6'7x6'0

GARAGE

16'89 x 9'07

GROUND FLOOR

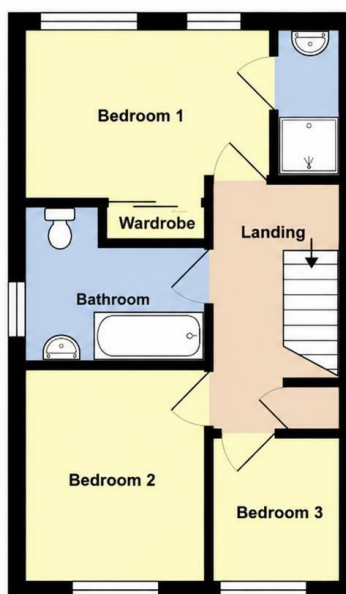
CLOAKROOM

5'84 x 2'84

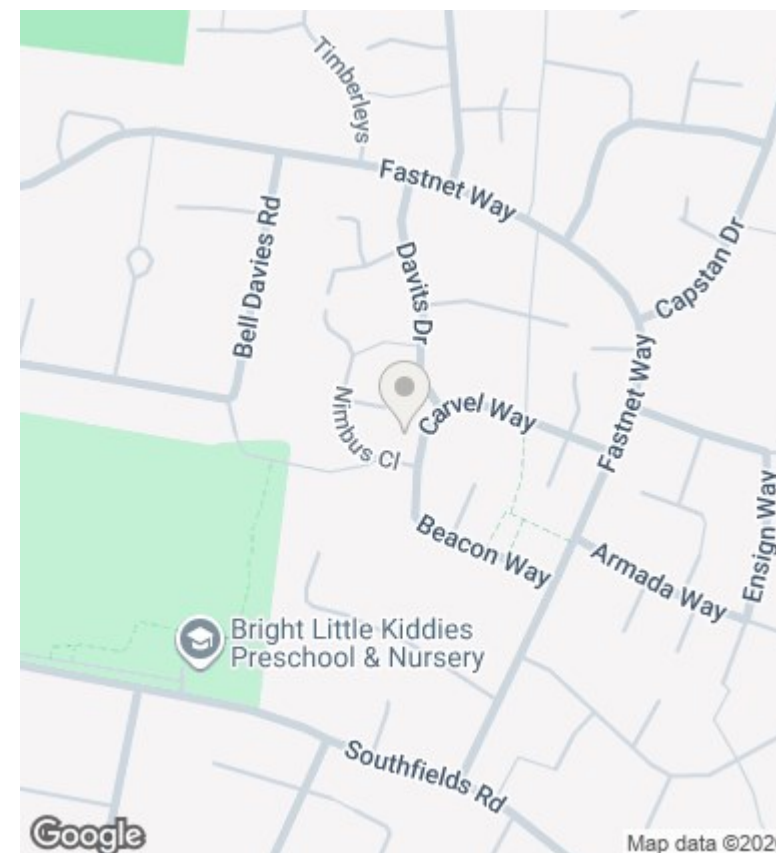




Ground Floor



First Floor



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 restaurants 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		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(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.