



Total Area: 1077 ft² ... 100.0 m² (Includes Garage & Garden Room)

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

Tenure: Freehold

Energy Efficient Rating: *TBC*

Council Tax Band: D

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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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**79 White Horses Way,
Beaumont Park, Littlehampton, BN17 3SQ
£425,000 (Freehold)**

Glyn-Jones



Situated along one of Beaumont Park's most highly regarded roads is this detached bungalow, which is now offered for sale with the notable benefit of NO ONWARD CHAIN.

Briefly described, the bright and deceptively spacious accommodation comprises; two double bedrooms, both incorporating built-in storage; a generous lounge/dining room with sliding door access to a conservatory; 'Shaker' style fitted kitchen featuring a 'Belfast' sink and range of integrated appliances; and a 'four-piece' bathroom with white suite.

Outside, the rear garden is primarily laid to lawn and gives access into a garden room that adjoins a detached garage, both of which offer power. The front of the property is of open-plan design and caters for off-road parking. The driveway then extends to one side of the property and leads to the aforementioned garage.

Additional benefits include an entrance hall; gas central heating; uPVC double glazing; and access to a loft space.



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... 'Shaker' style fitted kitchen featuring a 'Belfast' sink and range of integrated appliances ...



The attractive location of the property enables easy access to the seafront via picturesque Mewsbrook Park. Wave leisure centre, as well as a useful convenience store with neighbouring pharmacy, can also all be found in very close proximity.

Public transport links are also close to hand, with a handy local bus service operating along the road, whilst two mainline railway stations - Littlehampton and Angmering - can be both be found within an approximate 2-mile radius, both offer a regular service to London Victoria.

The property is situated within only 1-mile distance of Rustington's comprehensive village centre, with its vast array of shops, cafes, and restaurants. Littlehampton town centre can be found within approximately 1.5-miles and boasts a shopping precinct, plus access to a variety of sea and river side attractions.



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