



53 Beaumont Park, Littlehampton , West  
Offers in excess of £330,000



middleton  
estates



Entrance Hall

Ground Floor WC

Lounge  
14'7" x 9'8"

Dining Room  
12'9" x 8'5"

Kitchen  
12'9" x 8'5" m

Conservatory  
7'6" x 6'5"

Bedroom One  
13'10" x 10'5"

Bedroom Two  
11'10" x 8'5"

Bedroom Three  
8'2" x 6'9"

Bathroom  
6'0" x 5'6"

# MODERN 3 BEDROOM SEMI DETACHED CHALET BUNGALOW

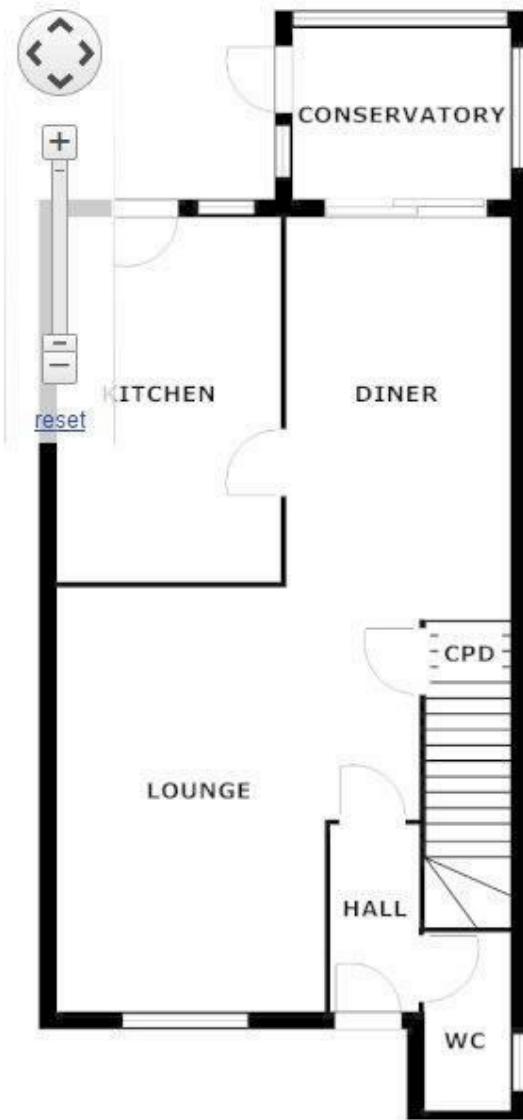
ENTRANCE HALLWAY , W/C , LOUNGE , DINING AREA , SEPRATE KITCHEN, CONSERVATORY , FAMILY BATHROOM , MAINTANABLE FRONT AND BACK GARDEN

Middleton Estates are delighted to offer this modern 3 bedroom chalet bungalow for sale. The ground floor offers a separate entrance hallway , downstairs W/C cloakroom , spacious lounge area with dining space, a modern separate kitchen and conservatory which floods with light. The first floor presents 3 bedrooms two that feature from built in storage and a modern white bathroom suite. . The property also benefits from a South / East facing private rear garden with patio area .

Located on the Rustington / Littlehampton

boarders and within walking distance of Rustington centre offering a range of local amenities.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

"Call us for your free valuation."