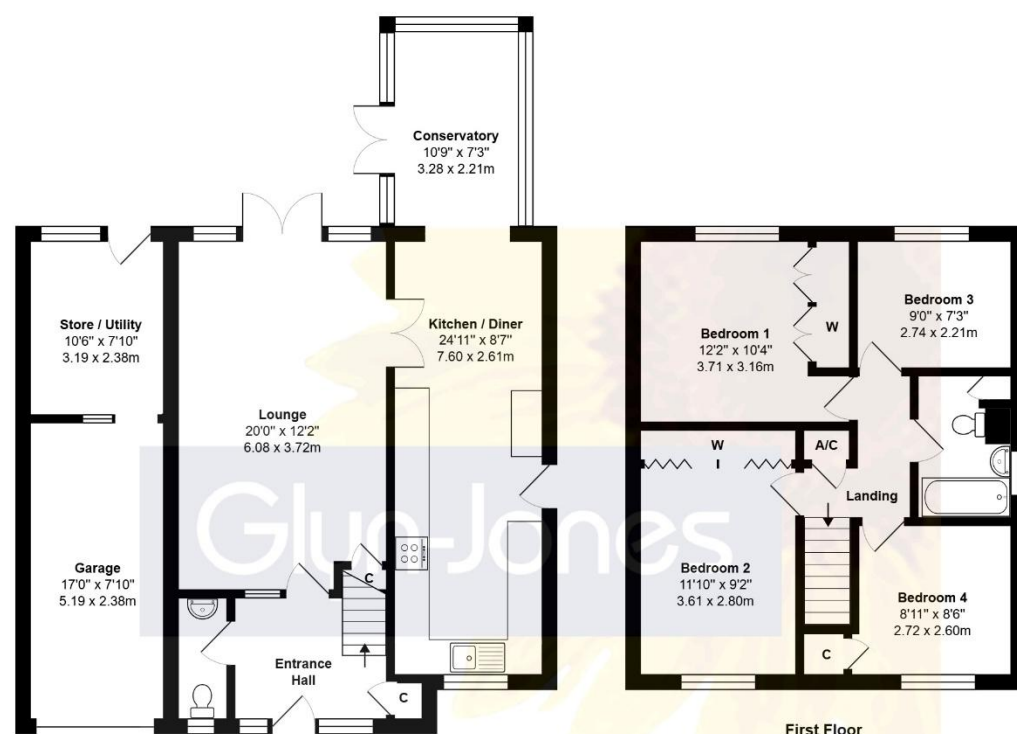




Ground Floor

First Floor

Total Approx. Floor Area 1441 ft² ... 133.9 m² (Includes Garage & Store / Utility)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by ISI Image 2020

Council Tax Band: E

Energy Efficiency Rating: 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 carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

**28 Tideway, South Beaumont
Park, Littlehampton, BN17 6QT**
£520,000 Freehold

Glyn-Jones



Pleasantly situated within this sought after road on the popular South Beaumont Park development, this very well presented modern detached house offers superb family living in a desirable residential setting.

Offering bright and well-planned accommodation comprising; a spacious entrance hall with ground floor cloakroom; the bright and airy lounge features double doors that open directly onto the west-facing rear garden.

The kitchen and dining area is a true highlight, thoughtfully fitted with contemporary units, contrasting work surfaces, and some integrated appliances. The open-plan design seamlessly leads to a conservatory, offering views over the well-maintained rear garden. This versatile kitchen/dining/living space is perfect for families or entertaining guests.

Upstairs, are four generous bedrooms, three of which benefit from built in storage, while the family bathroom is fitted with a modern white suite. Gas central heating and double glazing ensure year-round comfort.

Outside, the west-facing garden affords a good deal of privacy and boasts a paved patio, well-tended lawn, mature shrub borders, and a covered barbecue area—ideal for relaxing or alfresco dining during long summer evenings. There is also access to a handy utility area at the rear of the garage, which benefits from light and power.

A block paved driveway provides parking for several cars and leads to a garage with up and over door.



At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

28 Tideway, South Beaumont Park, Littlehampton, BN17 6QT
£520,000



The enviable setting provides easy pedestrian access through picturesque Mewsbrook Park to the seafront and the Wave leisure centre, as well as a useful convenience store with neighbouring pharmacy that can also all be found in very close proximity.

Public transport links are also close to hand, with a local bus service operating through the estate, and two mainline railway stations - Littlehampton and Angmering - found within a 2.5-mile radius, both of which offer a regular service to London Victoria.

The property is situated approximately equidistant to Rustington village and Littlehampton town centres - approximately 1.5 miles - both of which offer a great variety of shops and restaurants. Numerous other amenities including doctor's surgeries, The Littlehampton Academy, and several pre/primary schools are all found within a similar distance.



“ A very well-presented detached family home
with west facing rear garden ”



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

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