

58 Tideway, Beaumont Park,  
Littlehampton, West Sussex BN17 6QU  
£525,000 (Freehold)



Total Area: 1389 ft<sup>2</sup> ... 129.0 m<sup>2</sup> (Includes Garage)  
 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 Jtm 2024.



Council Tax Band: E  
 Energy Efficiency Rating: *TBC*  
 Tenure: Freehold

Delightfully situated beside picturesque Mewsbrook Park is this 1970's built detached house, which is now offered for sale with the significant benefit of NO ONWARD CHAIN.

The bright and well-planned accommodation help to make this a particularly popular style of property within the local area. Briefly described, the room configuration comprises; four bedrooms; an 'L' shaped lounge/dining room; kitchen; conservatory; modern fitted first-floor bathroom; and a ground floor cloakroom.

A notable feature is the well-enclosed rear garden set on a pleasant westerly aspect, with secure gated access to one side, as well as rear access into an adjoining garage.

Additional attributes include extensive off-road parking to the front; gas central heating; double glazing; and an array of built-in storage throughout.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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 evaluated the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

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 01903 770095  
 rustington@glyn-jones.com

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The enviable setting enables easy access to both the seafront and Wave leisure centre through the park. Furthermore, there is a useful convenience store with neighbouring pharmacy found within 0.25 mile.

Both Rustington village and Littlehampton town centres are found within an approximate 2-mile radius of the property, along with numerous useful amenities including two doctor's surgeries, primary & pre-schools; and several local bus routes. Additionally, there are two mainline railway stations - Littlehampton and Angmering - found just outside that distance, both of which offer a regular service to London Victoria.



*... well-enclosed rear garden set on a pleasant westerly aspect...*

