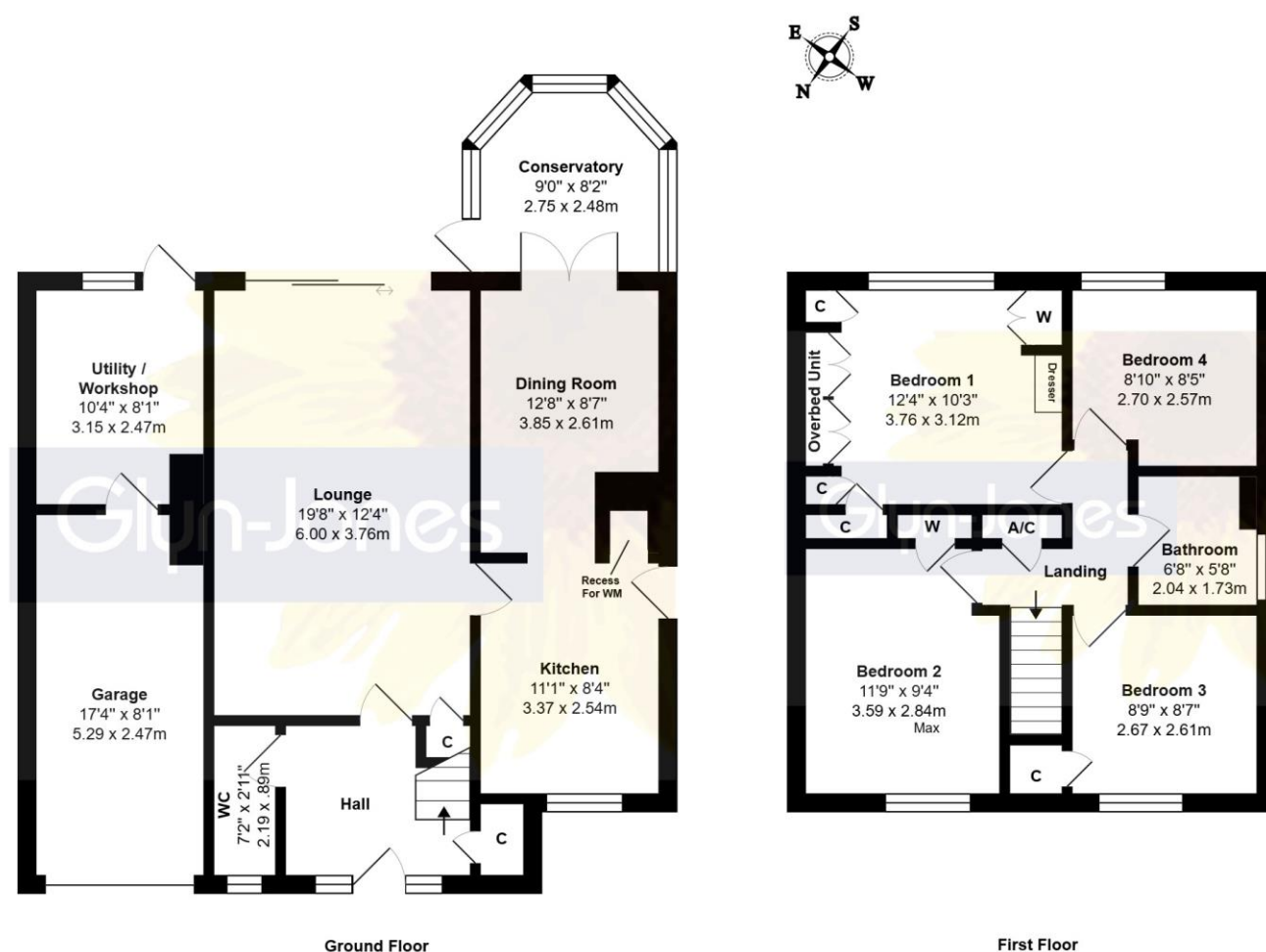


31 Tideway, Beaumont Park West  
 Littlehampton, BN17 6PP  
 £450,000 (Freehold)



Total Area: 1421 ft<sup>2</sup> ... 132.1 m<sup>2</sup> (Includes Garage & Utility / Workshop)  
 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: D**  
**Tenure: Freehold**



Offered for sale with the benefit of **NO ONWARD CHAIN** is this 1970's built detached house, pleasantly situated along one of Beaumont Park's most favoured roads.

Whilst modernisation is required, the property is well-proportioned and provides ideal accommodation for family living.

In brief, the room configuration consists of four bedrooms, all of which are complemented by built-in storage; two separate reception rooms; kitchen; conservatory; first-floor bathroom with white suite; and a ground floor cloakroom.

Additional attributes include an attached garage with electric door and internal access through to a workshop/utility room; off-road parking; and gas central heating.

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

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 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

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★

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 www.glyn-jones.com

**31 Tideway, Beaumont Park, Littlehampton, West Sussex BN17 6PP**

**£450,000**



Public transport links are also close to hand, with a handy 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 two doctor's surgeries, The Littlehampton Academy, and several pre/primary schools are all found within a similar distance.



*...four bedrooms, all of which are complemented by built-in storage ...*

