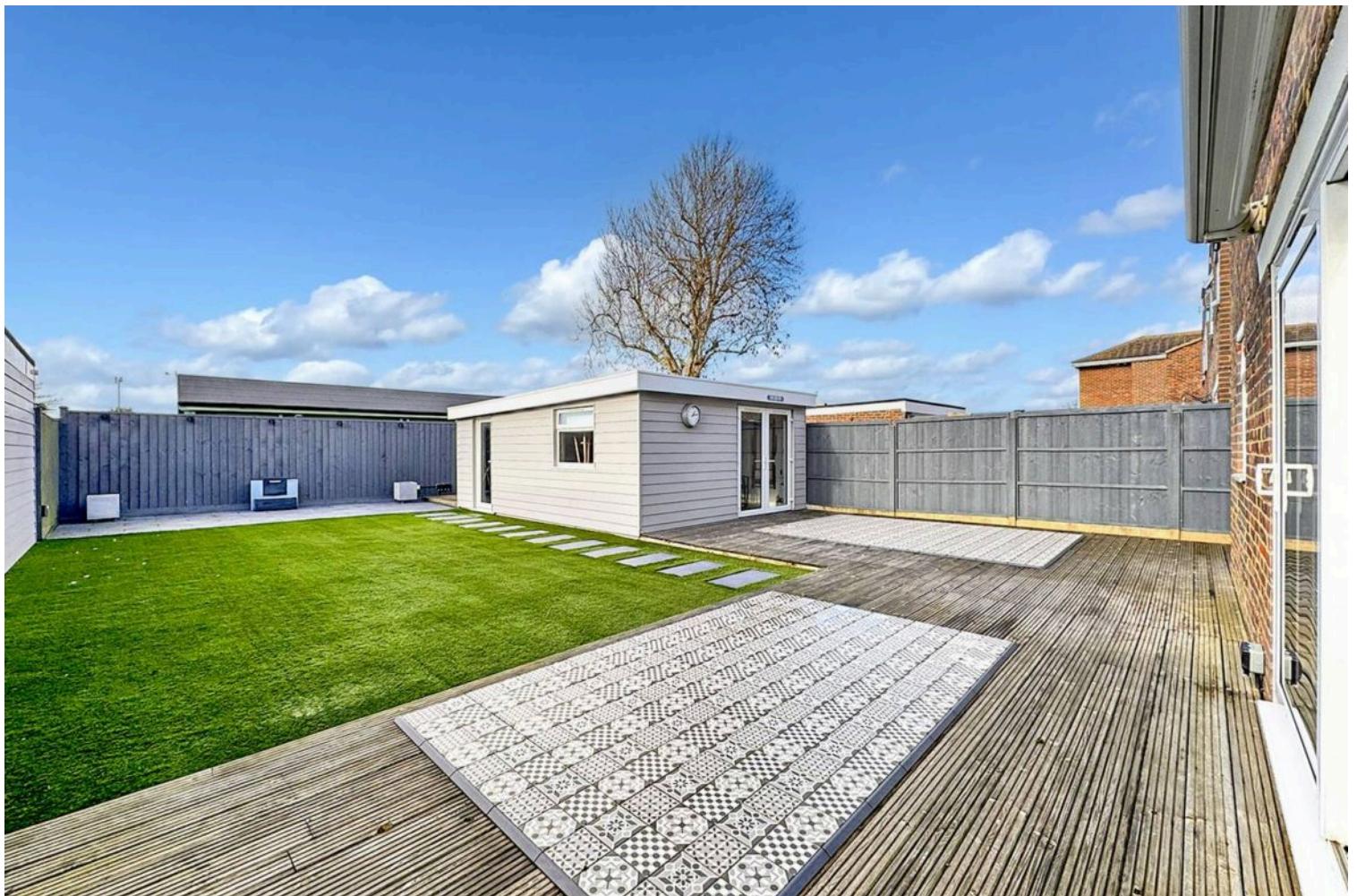




## 33 The Estuary, Littlehampton – BN17 6NF

**£525,000 Freehold**

Hugely impressive four-bedroom detached home presented in immaculate show-home standard throughout • Stunning extended kitchen/breakfast room with vaulted ceiling, feature island with seating and top-of-the-range integrated appliances • Two open-plan yet distinct reception rooms, beautifully divided by a striking central feature fireplace. Additional office/playroom/media room • Luxurious principal bedroom with magnificent en-suite, plus an elegant and beautifully appointed family bathroom • Light-filled and spacious landing creating a real sense of space and flow to the first floor • Sensational landscaped rear garden offering a breathtaking, private outdoor retreat • Versatile detached garden room, ideal as a home office, gym or entertaining space • Off-road parking to the front and a home that is quite simply a must see to be fully appreciated!

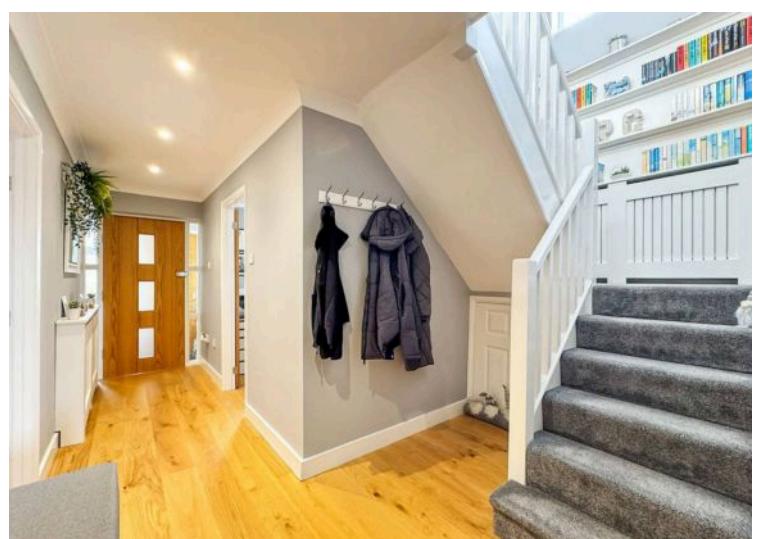
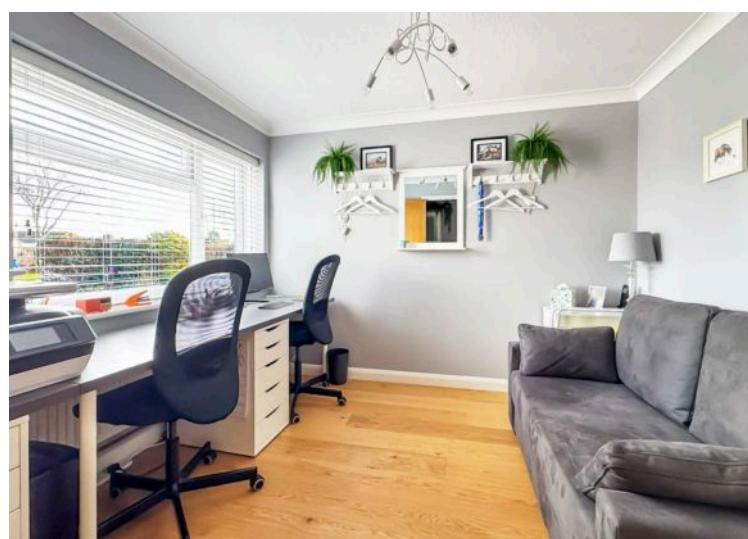
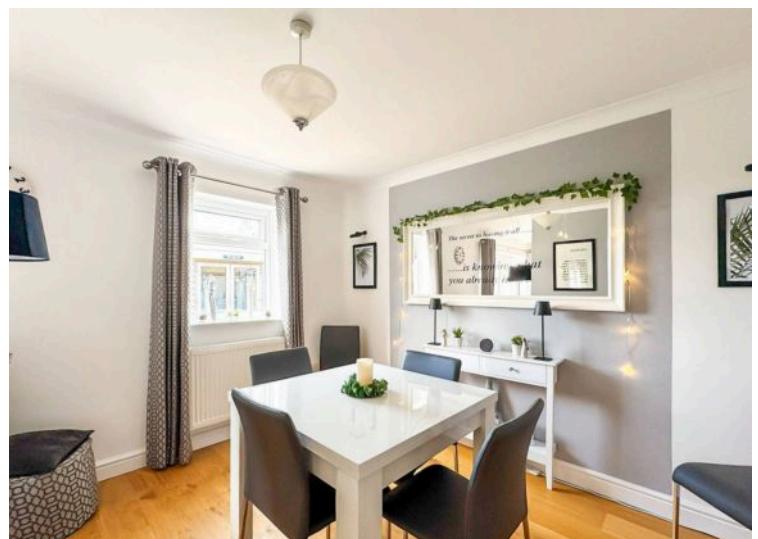


**This hugely impressive four-bedroom detached home is presented in absolute show-home standard throughout and simply has to be seen to be fully appreciated.** At the heart of the property is an outstanding extended kitchen/breakfast room, beautifully designed with top-end appliances, a striking feature island with seating, and a stunning vaulted ceiling that floods the space with light – a true showstopper for modern family living and entertaining. Flowing effortlessly from here are two separate yet open-plan reception rooms, cleverly divided by a wonderful central feature fireplace that creates warmth, character and a real sense of occasion. In addition, there is a further reception room currently utilised as a study, offering excellent flexibility and easily adaptable as a formal dining room, playroom or media room to suit a variety of lifestyles. Upstairs, the home continues to impress with an enviable, light-filled landing, a luxurious principal bedroom boasting a magnificent en-suite, and a beautifully appointed family bathroom suite that rivals any high-end hotel.

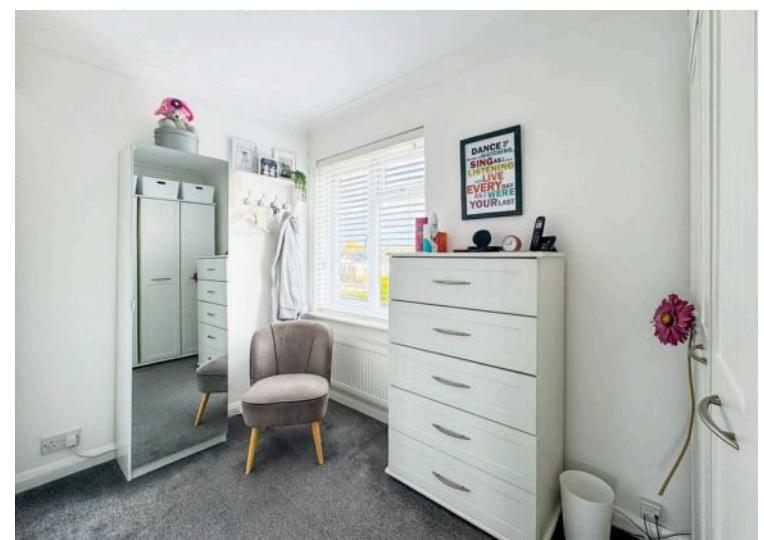
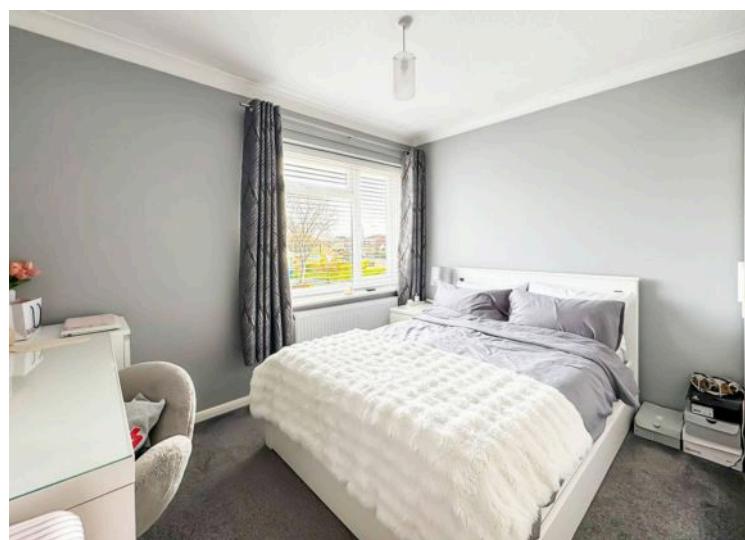
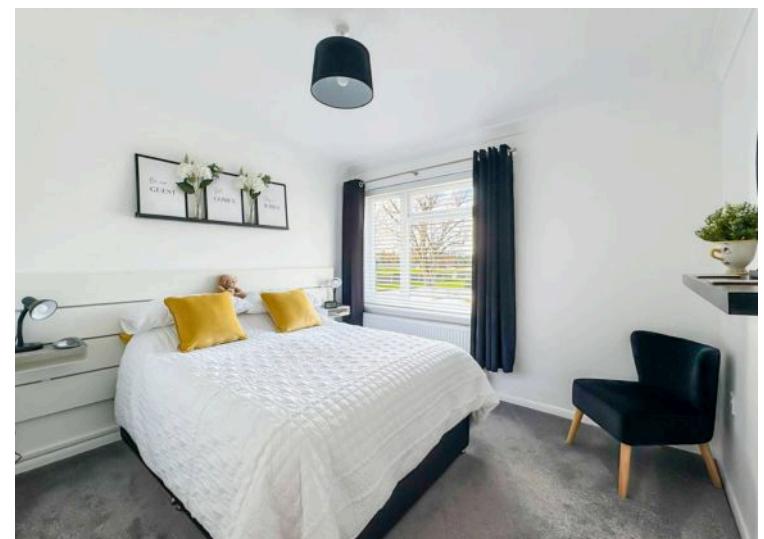
Outside, the property reaches another level entirely. The sensational landscaped garden is nothing short of breathtaking – a tranquil, private space designed to be enjoyed all year round with artificial turf and decked feature seating areas. Adding further versatility is a detached garden room, perfect as a superb home office, gym or stylish space to entertain family and friends. Off-road parking is available to the front, completing the picture of a home that truly has it all. Take our word for it – this is a must-see property, and one that will leave a lasting impression from the moment you step inside. You will not be disappointed.

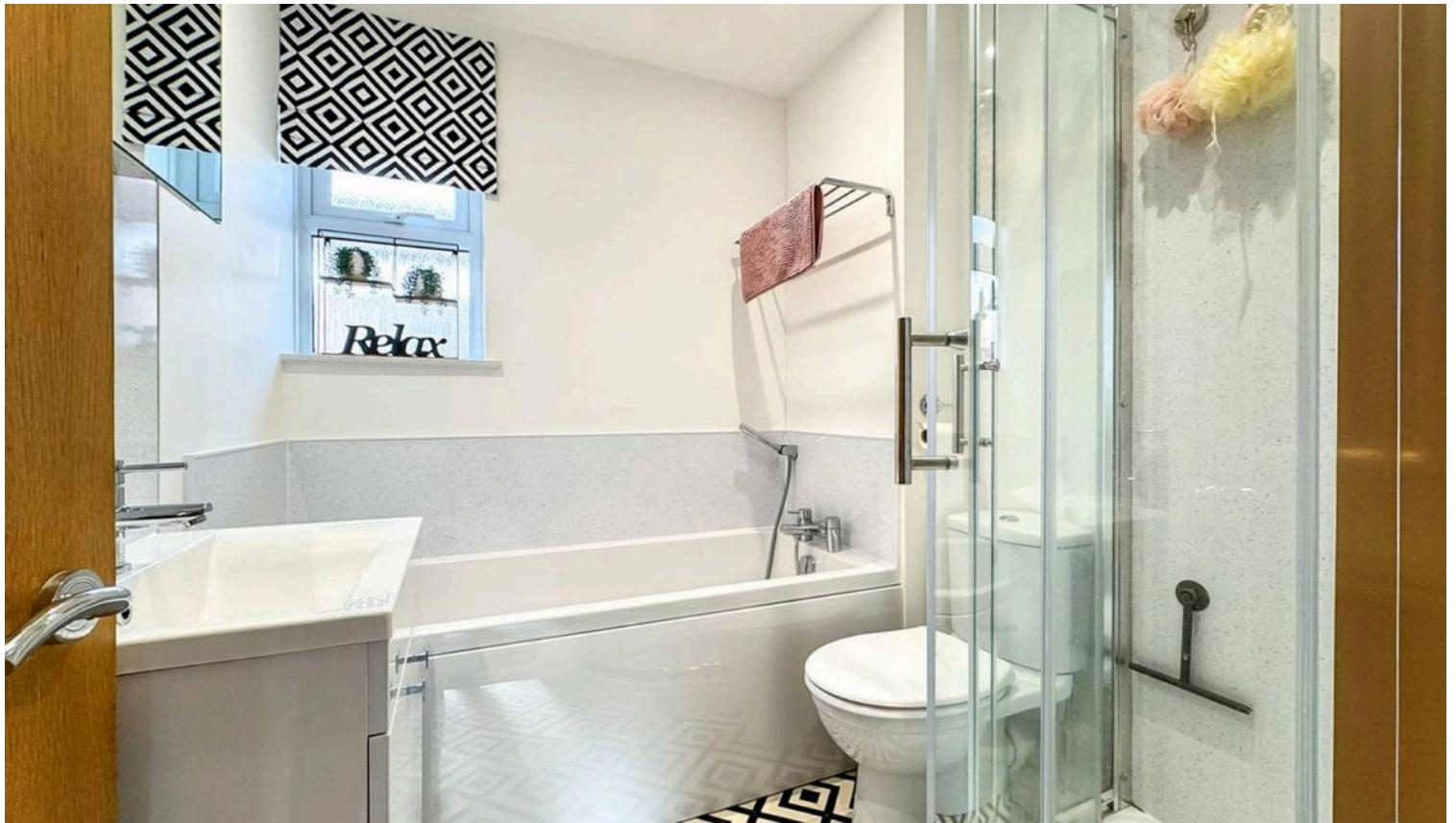
Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach, with the scenic Mewsbrook Park also within comfortable walking distance, offering open green spaces, a boating lake and leisure facilities. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: E | Tenure: Freehold | EPC TBC







**Kitchen/Breakfast Room**

15' 5" x 10' 3" (4.70m x 3.12m)

**Living Room/Dining Room**

20' 10" x 11' 3" (6.35m x 3.43m)

**Study/Play Room**

9' 11" x 8' 4" (3.02m x 2.54m)

**Bedroom 1**

11' 7" x 10' 2" (3.53m x 3.10m)

**Ensuite****Bedroom 2**

11' 6" x 10' 5" (3.51m x 3.18m)

**Bedroom 3**

10' 5" x 9' 1" (3.18m x 2.77m)

**Bedroom 4**

10' 2" x 9' 10" (3.10m x 3.00m)

**Bathroom****Garden Room & Garden Store**





**Ground Floor**

**Total Area: 1579 ft<sup>2</sup> ... 146.7 m<sup>2</sup> (Includes Garden Room & Garden Store)**

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

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging internally or to create atmospheric external images.