



33 Tideway, Littlehampton BN17 6PP

Offers in Excess of £500,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached House
- 3/4 Bedrooms
- En Suite Shower Room/WC
- Family Bathroom
- Ground Floor Cloakroom
- Gas Central Heating & Double Glazing
- Delightful Rear Garden
- Private Drive & Garage
- EPC Rating: - 'C'

WOW - This is a must be seen detached house! Situated in the ever popular South Beaumont area, the property is located only a short walk away from Mewsbrook Park and the seafront.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, lounge, dining room, kitchen, office/4th bedroom, master bedroom with a dressing area and en suite shower room/WC; two further bedrooms and a family bathroom/WC.

The house is offered for sale in excellent decorative order and internal viewing is strongly recommended.

Outside there is a front garden and private drive providing off road parking and access to the garage with electrical door. The rear garden is a particular feature with patio and neat lawns.

Tideway is located mid-way between Rustington and Littlehampton and is accessed from Beaumont Park.



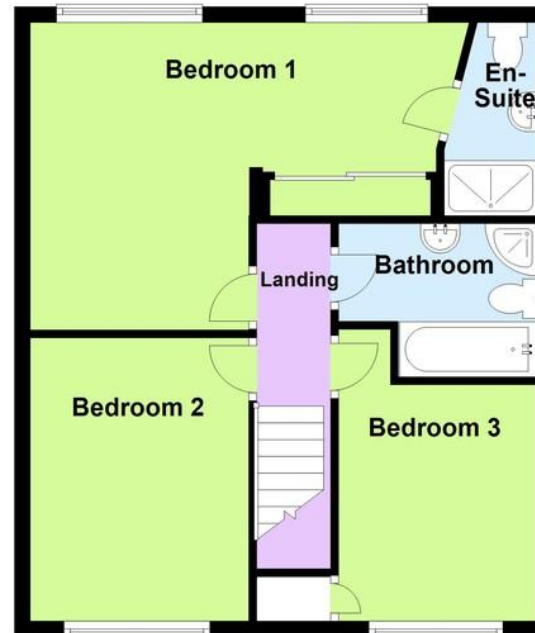
Ground Floor

Approx. 80.4 sq. metres (865.5 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 129.5 sq. metres (1393.8 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

19' 9" x 12' 3" (6.02m x 3.73m)

DINING ROOM

10' 3" x 8' 7" (3.12m x 2.62m)

KITCHEN

14' 5" x 8' 7" (4.39m x 2.62m)

OFFICE/BEDROOM 4

16' 1" x 7' 7" (4.9m x 2.31m)

BEDROOM 1

18' 5" x 11' 10" (5.61m x 3.61m)
max

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' x 9' 3" (3.66m x 2.82m)

BEDROOM 3

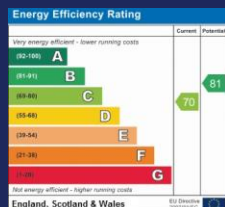
11' 10" x 8' (3.61m x 2.44m)

BATHROOM/WC

PRIVATE DRIVE

GARAGE

17' 6" x 8' 2" (5.33m x 2.49m)



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