



1 Cordal Close, Rustington, BN16 2JD
Offers Over £625,000

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We are delighted to offer this fantastic property in Cordal Close, a charming property located just moments from the seafront in the sought after town of Rustington. This delightful detached house boasts four spacious bedrooms, offering ample space for a growing family or those who love to entertain guests. The detached nature of the house ensures privacy and a sense of exclusivity, making it a truly desirable residence. The interior is equally impressive, featuring a well-designed layout that maximises space and natural light throughout the house. Whether you're looking for a cosy family home or a place to host gatherings with friends, this property offers the perfect setting for creating lasting memories. The four bedrooms provide flexibility for various living arrangements, while the overall design exudes warmth and comfort. Don't miss the opportunity to make Cordal Close your new home.

- Detached House
- Four Double Bedrooms
- Close to Seafront
- Integral Garage
- Private Driveway
- Utility Room
- Two Bathrooms
- Modern Kitchen





Entrance Hall

Laminate flooring throughout. Radiator. Door providing access to large storage cupboard. Further door providing access to under-stair cupboard.

Living Room

5.1 x 3.5 (16'8" x 11'5")

Carpeted throughout. Two radiators. Double glazed window. Gas fire with marble hearth surround.

Dining Room

3.4 x 3.2 (11'1" x 10'5")

Carpeted throughout. Radiator. Double glazed French doors providing access to rear garden.

Kitchen/Breakfast Room

3.7 x 3.5 (12'1" x 11'5")

Tiled flooring throughout. Part tiled walls. A beautifully modernised kitchen suite briefly comprising of; granite worktops, a range of matching wall and base units. Integrated appliances including dishwasher, 5 ring induction hob with extractor hood above. Neff Electric double Circotherm ovens with warming drawer below. Integrated Fridge/freezer. Inset sink with mixer tap. Double glazed window.

Utulity Room

3.4 x 1.5 (11'1" x 4'11")

Tiled flooring throughout. Radiator. Hatch providing access to loft storage area via pull down ladder. Fitted worktop with built in sink unit with drainer. Matching wall and base cupboards. Space for washing machine and tumble dryer. Wall mounted 'Worcester' boiler. Door providing access to integral garage. Further obscure double glazed door providing access to rear garden.

Cloakroom

Tiled flooring throughout. Inset sink with wall mounted drawer unit. Part tiled walls. Low level W/c. Frosted double glazed window.

Stairs to;

First Floor Landing

Sizeable and carpeted throughout. Access to loft hatch with pull down ladder. Door providing access to large airing cupboard housing hot water cylinder and fitted shelves.

Master Bedroom

3.5 x 3.2 (11'5" x 10'5")

Carpeted throughout. Built in double wardrobe. Radiator. Double glazed window. Access to;

En-Suite

Tiled Flooring throughout. Fully tiled walls. Vanity sink unit with storage cupboard below. Low level W/c. Walk in shower unit with glass screen. Inset spotlights. Wall mounted heated towel rail.

Bedroom Two

3.6 x 2.6 (11'9" x 8'6")

Carpeted throughout. Radiator. Double glazed window. Door proving access to storage wardrobe.

Bedroom Three

3.5 x 3.2 (11'5" x 10'5")

Carpeted throughout. Radiator. Double glazed window. Door providing access to storage cupboard.

Bedroom Four

3.4 x 2.4 (11'1" x 7'10")

Carpeted throughout. Radiator. Double glazed window.

Family Bathroom

Tiled flooring throughout. Fully tiled walls. Low level W/c with matching wash hand

basin. Panelled bath with fitted electric shower unit above. Wall mounted heated towel rail. Frosted double glazed window. Inset spotlight.

Outside;

Front

Large area laid to stone shingle. Private driveway for multiple cars.

Rear

Mainly laid to lawn with a stone shingle border. Patio area perfect for seating. Access to side via paved pathway providing access to front of the property.

Integral Garage

5.9 x 2.5 (19'4" x 8'2")

Power and lighting. Access via electric up and over door.

Required Information

Council tax band: F

Draft version:

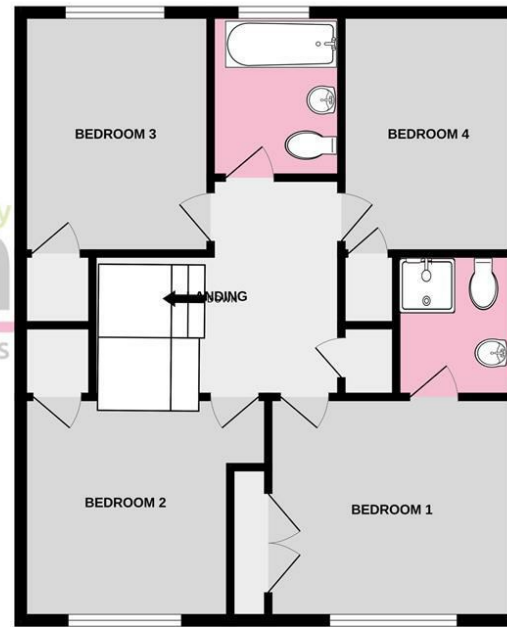
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

