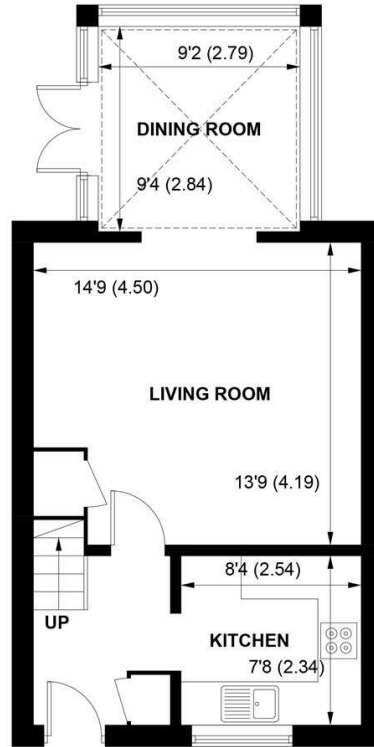
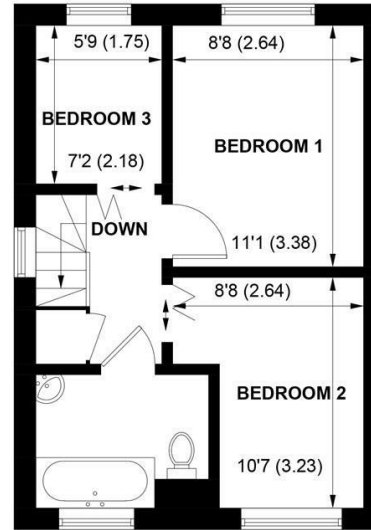




1 CRUNDENS CORNER, RUSTINGTON, WEST SUSSEX, BN16 3RX



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 750 SQ FT / 69.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£1,495 PCM

1, CRUNDENS CORNER,
RUSTINGTON,
WEST SUSSEX, BN16 3RX

- Three Bedroom House
- Fitted Kitchen
- Spacious Lounge
- Conservatory
- Enclosed Garden
- Family Bathroom
- Garage & Parking Space
- Close to Train Station & Amenities
- Five Week Security Deposit

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

The property is located in a quiet closed cul-de-sac in Rustington approximately half a mile from Station Parade shops and Angmering railway station.

The accommodation comprises; entrance hall, kitchen, lounge, conservatory, stairs/landing to 3 bedrooms and a bathroom. Externally, the property features a garage with parking, and a rear garden which is securely walled and fenced/hedged. A small lawned area and side access.

Upon entering the property you have an entrance hall with access to the lounge, stairs and kitchen. Within the hallway is a coat/storage cupboard.

The kitchen has eye and base level cupboards, the oven/hob will be replaced and there is space for a fridge and plumbing for a washing machine.

The lounge is a large room with archway leading to the conservatory and benefits from a large under stairs storage cupboard. The conservatory is full glass with a pitched roof and has access to the garden.

Upstairs the landing is bright and airy with a large window. There are two double bedrooms and a single bedroom. Bedroom 1 is located to the rear of the property and has laminate flooring.

The family bathroom comprises of a white suite with shower over bath, heated towel rail and mirrored corner cabinet. The bathroom has an opening window for ventilation.

The garden is enclosed and laid to lawn, and has access to the front of the property via a secure gate.

The property benefits from a garage with power and light and shed to the front of the property.

The property is neutrally decorated throughout, has gas central heating and double glazing.

With regret no pets.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

