



Manor Court, 9 Barnsite Close, Rustington, Littlehampton, BN16

£235,000

- Purpose Built Ground Floor Apartment
- Located 0.4 Miles From Rustington Village, Shops & Eateries.
- Tucked Away Position At End Of Close
- White Bathroom Suite
- Two DOUBLE Bedrooms
- Stunning Refitted 10 ft 8 Kitchen with Integrated Appliances
- 13'11 Master Bedroom
- Front Garden
- 13'8 x 11'3 Lounge With Working Open Fireplace
- Very Well Presented Throughout

9 Barnsite Close, Littlehampton BN16 3QQ

Purpose-built ground floor apartment, boasting a convenient location just 0.4 miles from Rustington Village, offering easy access to shops and eateries. This beautifully maintained residence features two generously proportioned double bedrooms, ensuring ample space for comfortable living.

Step inside to discover a well-presented 13'8 x 11'3 lounge adorned with a working open fireplace, perfect for cozy evenings. The heart of this home lies in its stunning refitted 10 ft 8 kitchen, showcasing integrated appliances and providing a stylish backdrop for culinary endeavors.

Nestled in a tucked-away position at the end of a close, this property offers a tranquil retreat from the hustle and bustle of daily life. The 13'11 master bedroom provides a peaceful sanctuary, while the overall interior exudes a sense of modern elegance, ensuring a welcoming atmosphere throughout.

Outside, a front garden adds to the charm of this delightful residence, offering a space to relax and unwind. Impeccably presented and offering a blend of comfort and convenience, this property presents an ideal opportunity for buyers seeking a stylish and well-appointed home in a sought-after location!



Council Tax Band: B

Tenure: Leasehold



LIVING ROOM

13'8x11'3

KITCHEN

10'08x7'02

BEDROOM

13'11x10'00

BEDROOM

11'10x8'9

BATHROOM

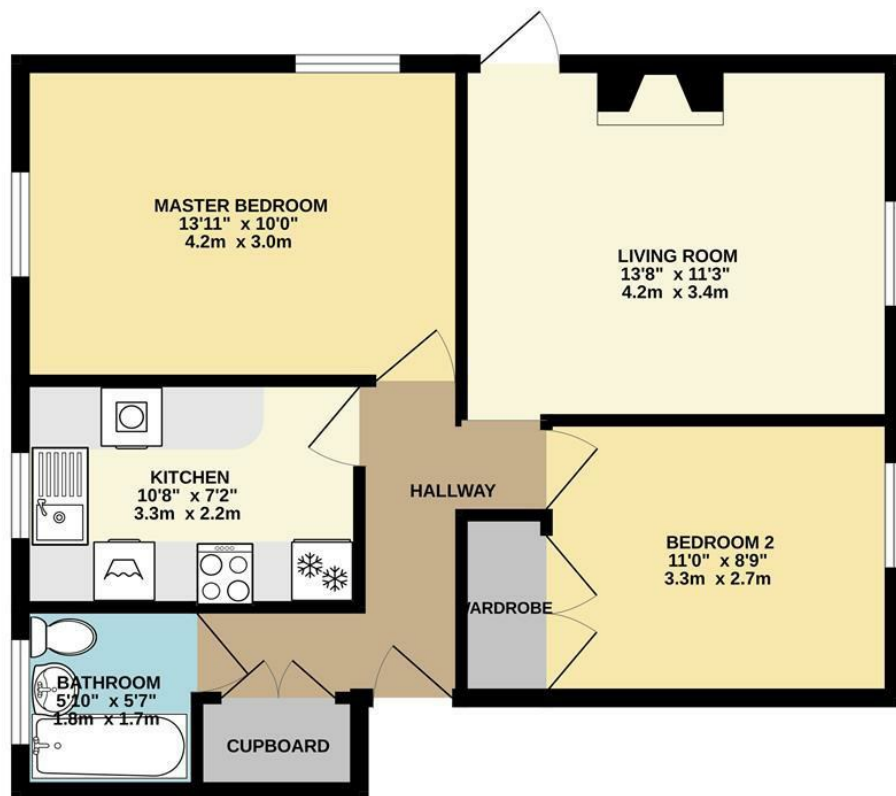
5'10x5'7



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

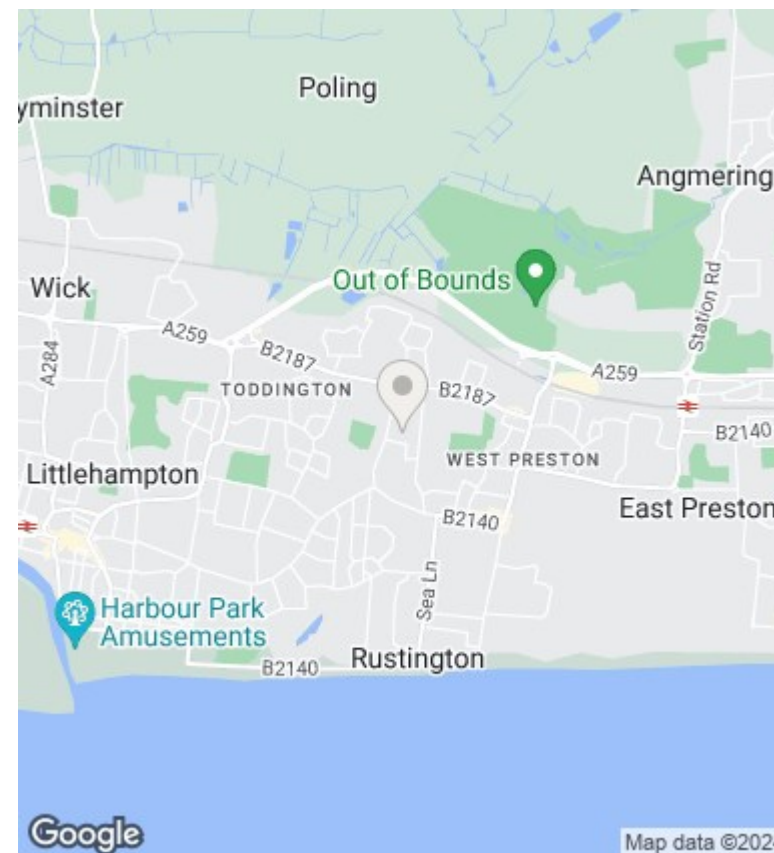
The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TWO BEDROOM GROUND FLOOR FLAT
TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

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.
Made with Metroptix ©2024



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.