



11 Hamilton Close, Rustington, Littlehampton, BN16 3TN £390,000

- Well Presented End of Terrace Town House On The Popular 'Parklands' Development
- Offering Versatile Living Spread Over Three Floors
- Three/Four Bedrooms
- Driveway Parking & Integral Garage
- Stunning Refitted 15'24 Kitchen/Breakfast Room
- 15'18 x 12'89 Lounge Diner with Floor to Ceiling Bay Window
- Lovely 12'68 x 10'96 Garden Room Overlooking Attractive Rear Garden
- 15'32 x 8'04 Study/Bedroom Four
- CHAIN FREE
- Viewing Highly Recommended to Appreciate All This Lovely Home Has to Offer

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Offered to the market CHAIN FREE, this beautifully presented three/four-bedroom end of terrace townhouse is located on the highly sought-after Parklands development, providing versatile accommodation arranged over three floors.

On entering the property, you are greeted by a spacious entrance hall leading to a 15'32 x 8'04 study/bedroom four/family room, ideal for those working from home or needing an additional guest bedroom. To the rear, a lovely 12'68 x 10'96 garden room enjoys views over the attractive, well-maintained rear garden — the perfect spot to relax or entertain guests.

The first floor features a stunning refitted 15'24 kitchen/breakfast room, offering ample space for dining and entertaining, a bright and airy 15'18 x 12'89 lounge/diner, complete with a floor-to-ceiling bay window that floods the room with natural light.

On the top floor, you'll find three well-proportioned bedrooms and a modern family bathroom, providing comfortable and flexible living for a growing family.

Externally, the property benefits from driveway parking, an integral garage, and a charming rear garden with mature planting and patio area, offering a private outdoor retreat.

This delightful home truly must be seen to be fully appreciated. Viewing is highly recommended to appreciate all that this lovely property has to offer.



Council Tax Band: D

Tenure: Freehold



KITCHEN/BREAKFAST ROOM

15'24 x 7'82

LOUNGE/DINER

19'35 x 15'18

STUDY/BEDROOM FOUR

15'32 x 8'09

GARDEN ROOM

12'68 x 10'96

BEDROOM ONE

14'56 x 8'39

BEDROOM TWO

11'20 x 8'41

BEDROOM THREE

10'75 x 6'5

FAMILY BATHROOM

7'7 x 6'49

GROUND FLOOR CLOAKROOM

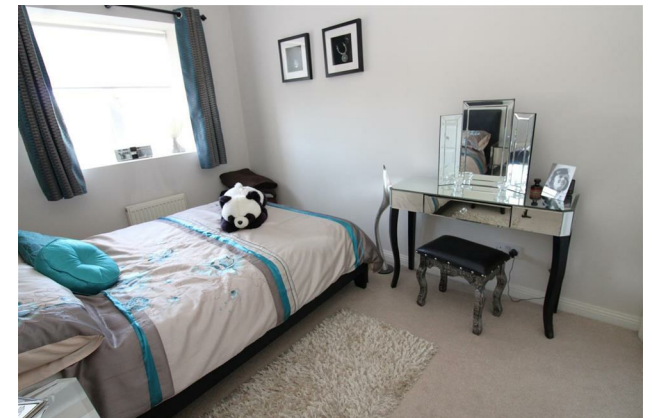
5'40 x 3'36

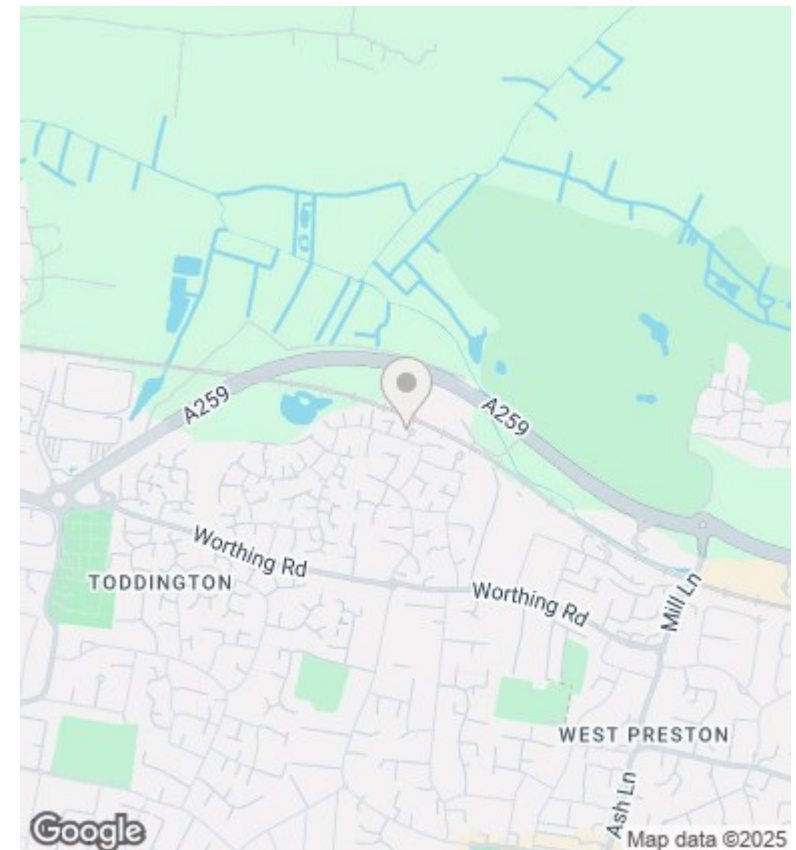
INTEGRAL GARAGE

18'62 x 9'03

ESTATE FEE

£200pa





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 restaurants 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.