



**Guide Price**  
**£495,000**

**Freehold**

3x  2x  1x 

**Chatsworth Close,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**



**cubitt & west**  
Helping you move forwards



## Main features

- Beautiful home on sought after Parklands Development
- Downstairs bedroom with en-suite
- Good size conservatory to rear
- Easy distance to Rustington village, shops and amenities
- Close to good schools for all ages
- Good location for commuting by car, train or bus

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Cloakroom
- Kitchen: 12'8 x 9'9 maximum (3.86m x 2.97m)
- Lounge: 16'8 x 12'8 (5.08m x 3.86m)
- Dining Area: 9'8 x 9'2 (2.95m x 2.80m)
- Conservatory: 16'5 x 9'0 (5.01m x 2.75m)
- Bedroom 1: 14'8 x 10'9 (4.47m x 3.28m)
- En-suite Shower Room

### FIRST FLOOR

- Landing
- Bedroom 2: 14'1 x 10'1 (4.30m x 3.08m)
- Bedroom 3: 12'1 x 10'3 (3.69m x 3.13m)
- Family Bathroom

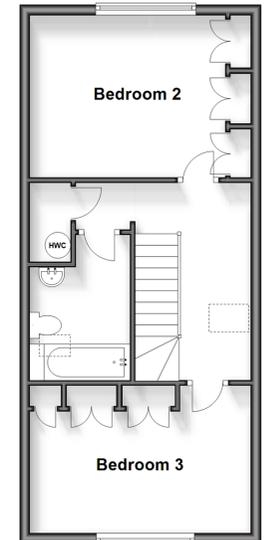
### OUTSIDE

- Front Garden
- Rear Garden
- Garage
- Driveway

**Ground Floor**  
Approx. 109.2 sq. metres (1175.7 sq. feet)



**First Floor**  
Approx. 43.1 sq. metres (463.7 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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