



cubitt  
& west  
FOR SALE  
01903 775576

**OVER 60?**

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

**Price**

**£340,000**

**Freehold**

3x  1x  1x 

**Hérons Court Close,  
Rustington, West  
Sussex, BN16**

**cubitt & west**  
Helping you move forwards





## Main features

- Charming home tucked away from view down walkway
- Stone's throw from seafront
- Pretty paved rear garden with sun canopy
- Garage en bloc accessed via rear garden
- Short distance to Rustington village and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge Area: 19'0 x 12'9 (5.80m x 3.89m)

Dining Area: 9'3 x 8'6 (2.82m x 2.59m)

Kitchen: 8'9 x 7'0 (2.67m x 2.14m)

### FIRST FLOOR

Landing

Bedroom 1: 15'8 x 9'5 (4.78m x 2.87m)

Bedroom 2: 13'0 x 9'5 (3.97m x 2.87m)

Bedroom 3: 10'2 x 6'5 (3.10m x 1.96m)

Bathroom

### OUTSIDE

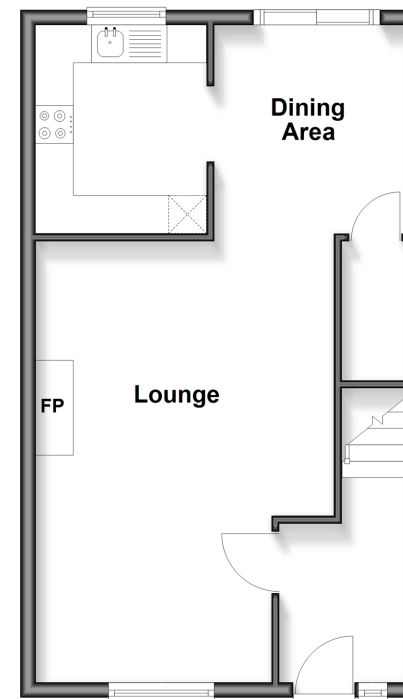
Front Garden

Rear Garden

Garage en bloc

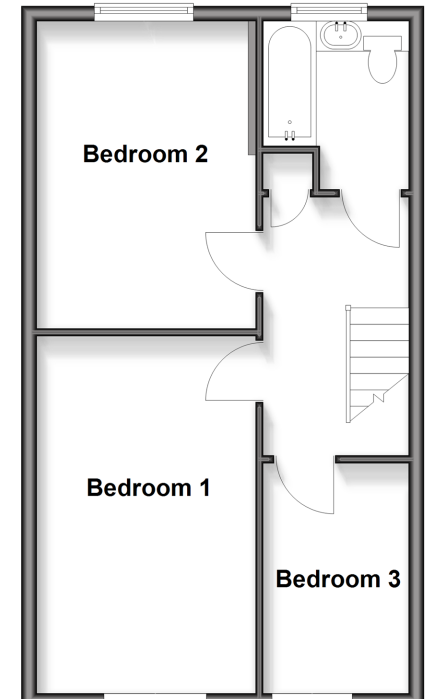
### Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.0 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 50% less, by purchasing a Lifetime Lease.



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