



Guide Price
£500,000

Freehold

4x  2x  2x 

**Cowdray Drive,
Rustington, West
Sussex, BN16**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Spacious family home located in quite Cul de Sac**
- **Lovely spacious lounge offering patio doors to garden**
- **Situated on the sought after Parklands Development**
- **Close to good schools for all ages**
- **Offered for sale with NO CHAIN!**

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Lounge: 22'6 x 11'4 (6.86m x 3.46m)
Dining Room: 12'7 x 10'7 (3.84m x 3.23m)
Kitchen: 13'4 x 8'9 (4.07m x 2.67m)
Utility Room: 6'7 x 4'9 (2.01m x 1.45m)

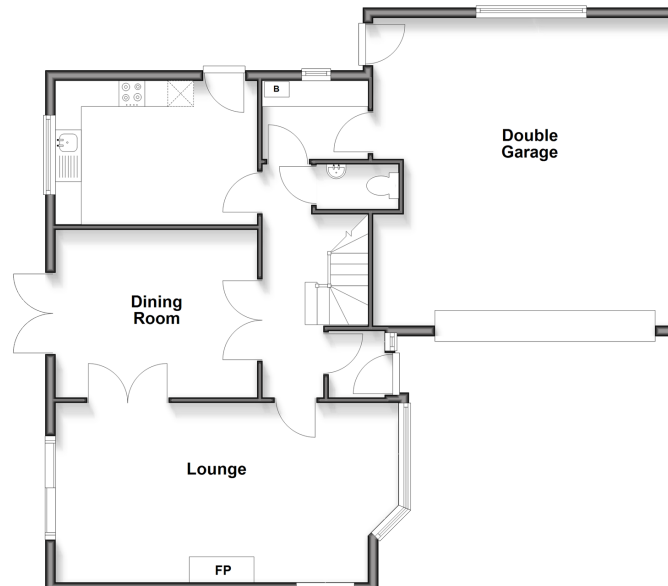
FIRST FLOOR

Landing
Bedroom 1: 13'10 x 11'4 (4.22m x 3.46m)
En-suite Shower Room
Bedroom 2: 11'5 x 9'10 (3.48m x 3.00m)
Bedroom 3: 9'6 x 6'2 (2.90m x 1.88m)
Bedroom 4: 8'2 x 7'7 (2.49m x 2.31m)
Family Bathroom

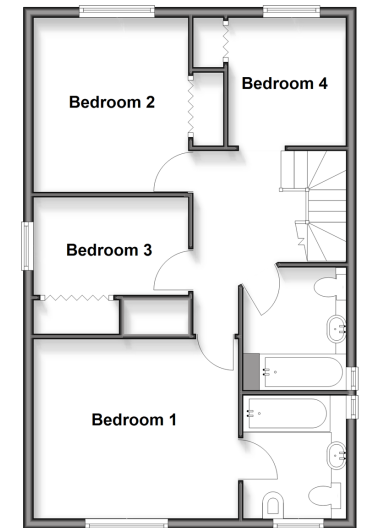
OUTSIDE

Front Garden
Rear Garden
Double Garage
Driveway

Ground Floor
Approx. 95.7 sq. metres (1030.2 sq. feet)



First Floor
Approx. 58.6 sq. metres (630.4 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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