



Total Area: 149.5 m² ... 1609 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jlm 2021

Tenure: Freehold
Estate Fee: £146.79pa
Council Tax Band: F
Energy Efficiency Rating: D

Glyn-Jones

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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

10 The Parkway, Sea Estate, Rustington, BN16 2BU

£700,000

Glyn-Jones



Offered for sale for the very first time since new is this 1990's built detached bungalow, delightfully located at the end of a long private driveway within the prestigious Sea Estate.

Internally, the bungalow boasts deceptively spacious and versatile accommodation currently configured as; two double bedrooms, the master of which benefits from an en suite bathroom; dual aspect living room; conservatory; separate dining room/bedroom three; kitchen/breakfast room; utility room; and a wet room.

A notable feature is its secluded rear garden set on a favourable westerly aspect, with an additional area of garden behind the double garage.

Further attributes include; a double garage with internal access; extensive off road parking provided by the aforementioned driveway; gas central heating and double glazing.

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...secluded rear garden set on a favourable westerly aspect...



The highly desirable situation of the bungalow within the Sea Estate cannot be overstated, being positioned along one of its premier tree-lined roads equidistant to both village centre and seafront (approx. 0.5 miles).

Rustington is centrally positioned on the West Sussex Coast almost midway between the cities of Chichester and Brighton, just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Additionally, Angmering mainline railway station can be found within approximately 1 mile and offers a regular service to London Victoria via Gatwick.

