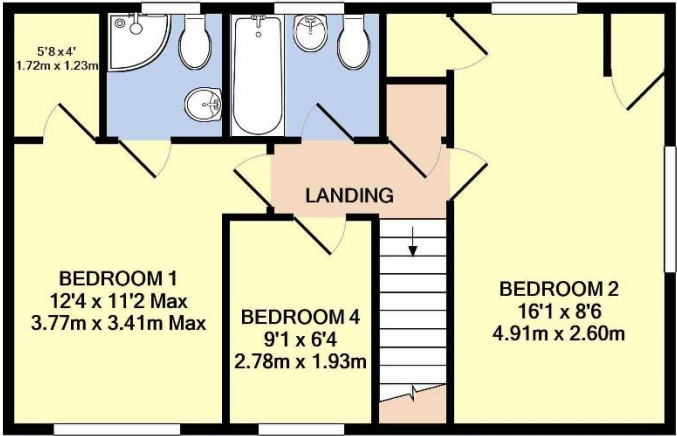


Floorplan -



GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band - D
Energy Efficiency Rating - D

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.



Rustington Office
01903 770095
www.glyn-jones.com



8 Herne, Rustington
West Sussex BN16 3EF
£385,000



An attractive and spacious semi-detached chalet style house situated in a sought after and convenient position.

Updated and improved by the present owners, this semi-detached house is offered for sale in good clean decorative order throughout and benefits from a superb high gloss, white 'Sylvana' fitted kitchen / diner, with integral appliances and space for dining suite. The converted garage provides a large fourth bedroom, or a spacious hobbies room.

The accommodation comprises, on the ground floor; entrance hall; ground floor cloakroom, bright and spacious dual aspect sitting room; quality fitted kitchen/diner; ground floor bedroom/hobbies room. On the first floor; master bedroom, with refitted ensuite shower room; two further bedrooms, and contemporary family bathroom.

Other features include; gas fired central heating, uPVC double-glazing, enclosed and secluded rear garden and double driveway providing off road parking.

Internal viewing is highly recommended.

8 Herne Gardens, Rustington West Sussex BN16 3EF



Gardens – There is an attractive well-maintained rear garden measuring approximately 32' x 30', mainly laid to lawn with raised patio area. All well enclosed and secluded by tall timber panel fencing, metal garden shed, side access gate.

To the front there is an open plan garden laid to lawn.

Driveway – The property benefits from a double width driveway providing off road parking for two vehicles.

Location –

Herne Gardens is a quiet road in a popular residential location, situated approximately mid distance between Rustington's village centre and Angmering mainline railway station.

Most amenities are close to hand, including local schools, doctors and dentist surgeries etc. The village is less than a mile away and offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

The seafront can be found within approximately a mile and Angmering station with a regular service to London Victoria (90 mins) is a similar distance.

