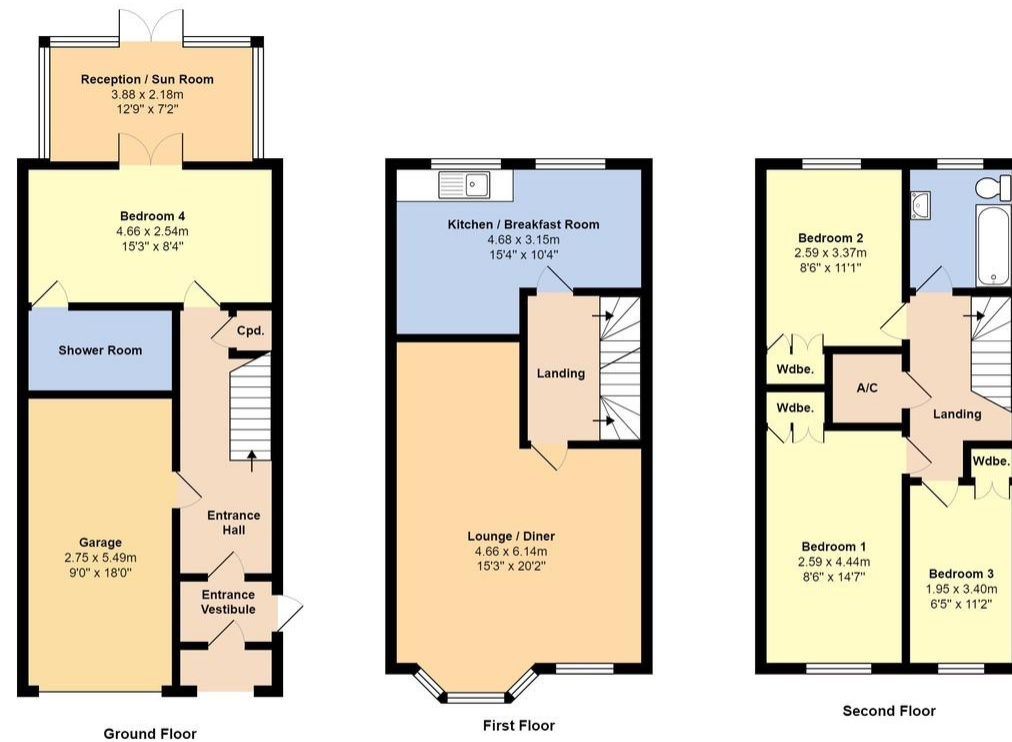


Blenheim Close, Rustington

£375,000



Total Area: 144.7 m² ... 1557 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



A well maintained end terrace town house built by local developers Hargreaves, located on the sought after 'Parklands' development

The spacious layout of the accommodation is considered ideal for families, home working or possibly a dependent relative.

The accommodation comprises on the ground floor; entrance porch, entrance hall, bedroom four with en-suite shower room/w.c and a further reception room/sun room which provides access out to the rear garden. First floor; spacious lounge/dining room with full height feature bay window and wood burning stove, and a refitted kitchen/breakfast room. Second floor; two double bedrooms and a smaller single bedroom all with built in wardrobes and a family bathroom.

Externally the property benefits from an enclosed low maintenance west facing rear garden which is mostly laid to lawn with shrub borders, paved patio and a large timber shed benefitting from light, power and water. A private driveway provides off road parking and leads to an integral garage.

Council Tax Band – D
Energy Efficiency Rating - TBC
Estate Management Fee 2021 - £140.00

Glyn-Jones

Rustington Office
01903 770095
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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.

Blenheim Close, Rustington
£375,000



The property forms part of a small cul-de-sac located approximately 1 mile north of the village centre.

The location is made all the more popular by its close proximity to the highly regarded Summerlea CP Primary School, bus routes operating along nearby Worthing Road and accessibility to the A259 which provides a link to the larger neighbouring towns of Worthing and Bognor Regis. Notably, the seafront is situated within approximately 1.5 miles, and Angmering mainline railway station can be found in approximately 2 miles.



 *Spacious town house offering versatile accommodation*

