



Ground Floor  
Approximate Floor Area  
950.66 sq ft  
(88.32 sq m)

First Floor  
Approximate Floor Area  
950.66 sq ft  
(88.32 sq m)

Approximate Gross Internal Area = 176.64 sq m / 1901.33 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax Band: F**

**Energy Efficiency Rating: C72**

**Tenure: Freehold**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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  
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**Columbine Way, Marlborough Place**  
**Littlehampton, West Sussex, BN17 6UX**  
**£595,000 - Freehold**

**Glyn-Jones**



**Extended Detached Family House | Spacious Accommodation Throughout (1900sq. ft) | Five Double Bedrooms | Four Bathrooms | Three Reception Rooms | Landscaped South Facing Garden | Re-Fitted Kitchen And Separate Utility Room | Ground Floor W.C | Integral Garage and Driveway | Vendors Suited And In A Complete Chain**

A significantly extended, modern style detached house, pleasantly located within the popular Marlborough Place development.

Briefly described, the bright and particularly spacious accommodation is arranged with; five double bedrooms, three of which boast en-suite facilities; a sizeable front aspect living room; stylish kitchen/breakfast room featuring a central island as well as a range of integrated appliances and granite work surfaces; utility room; a considerable dining room incorporating study area and rear access into an integral garage; first floor family bathroom (meaning there are four bathrooms overall); and a ground floor cloakroom.

A stunning attribute of the property is its split-level, southerly facing landscaped garden, incorporating a sunken pond and an extensive area of decking. The front of the property is open plan in design and mainly laid to a resin covering enabling off-road parking for two vehicles.

Additional benefits include; gas central heating via a recently upgraded boiler system; updated PVCu double glazing, including two sets of 'French' style doors that lead to the rear garden; a substantial range of built-in storage; and contemporary floor coverings throughout.



At an Average rating of

**4.9/5** ★★★★★



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**Columbine Way, Marlborough Place, Littlehampton, West Sussex, BN17 6UX**

**£595,000 - Freehold**



The property is located immediately west of the border of Rustington and Littlehampton within the popular Marlborough Place development. The location of the property is key feature and made all the more popular by its close proximity to the popular Summerlea CP Primary school, as well as accessibility to the A259, and also bus routes operating along nearby Worthing Road.

Rustington's comprehensive village centre, with good range of shops and numerous other important amenities, is situated within approximately 1 mile, whilst its picturesque seafront can be found in an approximate distance of 1.5 miles. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located within approximately 2 miles.



*...the vendors have found a property to move to and are therefore in a complete chain*



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