

**Blenheim Drive, Rustington,
West Sussex, BN16 3SN**
£450,000 - Freehold



Total Area: 1294 ft² ... 120.2 m² (Includes Garage)

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 Jtm 2024



Refurbished Detached House | Three Bedrooms (En-Suite From Master Bedroom) | South Facing Garden | Additional Modern Shower Room / W.C | Sun Lounge / Conservatory | Spacious South Facing Lounge | Kitchen / Diner | Ground Floor W.C | Gas Central Heating | Double Glazing | Detached Garage With Electric Roller Door

Constructed in the 1990's by reputable local builders, Hargreaves, is this much improved and well-appointed detached house, which is now offered for sale boasting the notable feature of a SOUTH FACING GARDEN.

The internal accommodation is configured as; three bedrooms, the master of which benefits from an en suite shower room; open-plan living room; kitchen/dining room; sun lounge/conservatory, additional shower room/WC; and a ground floor cloakroom.

Additional attributes include; gas central heating; double glazing with fitted shutters to the front of the house; 'Villavent' heat recovery system; and ample built-in storage throughout the property.

Estate Charge – Approximately £150.00 per annum

Council Tax Band - E

Energy Efficiency Rating – D58

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

Rustington Office
01903 770095
rustington@glyn-jones.com

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.

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Location – The property is pleasantly situated within the sought-after 'Parklands' development, which 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.

Rustington's comprehensive village centre is situated within 1.25 miles, whilst its picturesque seafront is in found within an approximate 1.5 mile distance. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2 miles.



Outside, there is a the well enclosed south facing garden, with secure side access and a personnel side door into a detached garage incorporating power, light and an electrically operated roller door. The front garden is of open-plan design and flanked by a driveway leading to the aforementioned garage.

