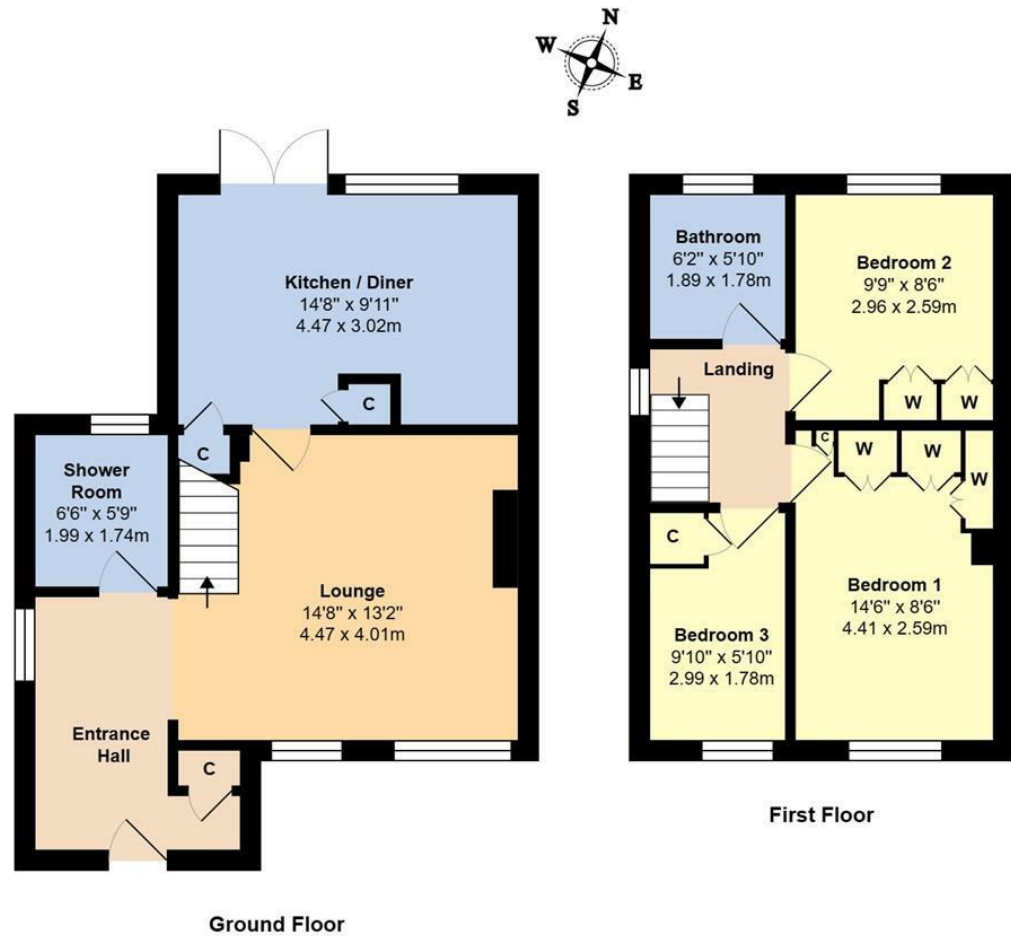


1 Kirdford Close, Rustington BN16 2LW

£375,000 - Freehold



Total Area: 861 ft² ... 80.0 m²

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 Jm 2024

TENURE - Freehold

Council Tax Band: C

Energy Performance Rating: D

AGENTS 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.

WITH OVER...



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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Extended End Terraced House
- Open-Plan Lounge with Log Burner
- G/Floor Shower Room & F/Floor Bathroom
- Well-Enclosed Low-Maintenance Rear Garden
- Well-Appointed Accommodation Throughout
- Three Bedrooms
- Kitchen/Dining Room
- Gas Central Heating & PVCu Double Glazing
- Garage & off-Road Parking
- EER: D

It is our pleasure to present this extended end terraced house, pleasantly situated within a sought-after residential location close to the seafront.

Briefly described, the bright and well-appointed accommodation comprises; three bedrooms, all of which offer built-in storage; an open-plan, southerly facing lounge, with feature log burning stove; a stylish kitchen/dining room, with 'French' style doors to the rear garden; contemporary ground floor shower room; and a modern fitted first floor bathroom.

Outside, there is a well-enclosed rear garden of low-maintenance design, with gated access from the rear, and incorporating a detached garage (approx. 18ft x 9ft) boasting power and light. To the front and side of the property is laid an extensive blocked paved area enabling ample off-road parking.

Additional benefits include; a spacious entrance hall; gas central heating; PVCu double glazing and external doors; and LED lighting.

The popularity of the location cannot be overstated, being within only 0.25 miles of the seafront, and 0.5 miles from the village centre, with its comprehensive shopping parade and numerous useful amenities.

Furthermore, three highly regarded primary schools are found within an approximate 1.25-mile radius, whilst two mainline railway stations (Angmering and Littlehampton), can both be found within an equivalent distance of approximately 2 miles, both of which provide a regular service to London Victoria via Gatwick. Notably, a handy local bus service operates along nearby Sea Lane.

Rustington is positioned centrally on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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



Glyn-Jones & Company
Rustington
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1 Kirdford Close, Rustington, West Sussex, BN16 2LW

