



Total Area: 1091 ft² ... 101.4 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 Jim 2023

Council Tax Band: C
Energy Efficiency Rating: D(58)
Tenure: Freehold

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

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
 01903 770095
 rustington@glyn-jones.com

**11 Kirdford Close, Rustington,
 BN16 2LW**
£325,000 Freehold

Glyn-Jones



It is our pleasure to offer for sale this modern semi-detached house favourably situated within this popular development, located just a short walk from Rustington seafront and village centre.

The property has been the subject of much improvement by the current owners and offers bright and well-planned accommodation comprising; spacious entrance porch; inner hallway; ground floor cloakroom, south facing lounge with feature fireplace; a charming cottage style kitchen/breakfast room fitted with a range of wood units opening through to a conservatory which provides a pleasant outlook over the rear garden. Upstairs are two double bedrooms, a smaller single bedroom, and a refitted contemporary style shower room/w.c. In addition, there is access from the third bedroom to a useful loft storage room with Velux window and eaves storage.

The enclosed rear garden has been designed with low maintenance in mind, being mostly laid to decking and incorporating an attractive pergola that provides a pleasant, shaded seating area. There is useful gated side and rear pedestrian access to the garage with parking in front. The front garden is mostly laid to lawn and provides a pleasant outlook over the attractive greenspace opposite.

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£325,000 (Freehold)

The delightful situation of the house cannot be overstated, being approximately 0.5 miles from Rustington's picturesque seafront and the village centre, with its comprehensive shopping parade and numerous local amenities. Furthermore, three highly regarded primary schools can be found in an approximate 1 mile radius, and a useful local bus service operates along nearby Sea Lane.

Rustington is centrally positioned on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The village centre is located just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Additionally, two mainline railway stations located in Angmering and Littlehampton can be found within an equivalent distance of approximately 2 miles, both of which provide a regular service to London Victoria via Gatwick.



A well-presented semi-detached house, in a pleasant off-road position.



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