



Total Area: 692 ft2 ... 64.3 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 Jtm 2024

Property Information

Tenure - Freehold

Council Tax Band - B Energy Efficiency Rating - C72

WITH OVER...



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

12 Southcourt Close, Rustington, West Sussex, BN16 3JD

£325,000 - Freehold





Extended Mid-Terrace Bungalow | Two Double Bedrooms | Impressive Open-Plan Kitchen / Lounge / Diner | Bi-Folding Doors That Lead Onto Garden | Low Maintenance West Facing Garden | Refurbished Bathroom / W.C With Shower Cubicle | Driveway That Provides Ample Off Road Parking | Cul-De-Sac Location | No Forward Chain

Introducing this impressive extended mid-terrace bungalow in Rustington, boasting two double bedrooms and a wealth of modern features. The property has been much improved and refurbished, offering a spacious open-plan kitchen/lounge/diner with bi-folding doors leading out to the garden - perfect for entertaining guests or enjoying a peaceful evening.

The refurbished bathroom includes a shower cubicle and bath, while fully tiled flooring adds a stylish finish throughout. Additional benefits include gas central heating, double glazing, and no forward chain, providing a hassle-free moving experience.

Situated in a cul-de-sac location, the property benefits from a block-paved driveway that spans the full width of the property, offering ample off-road parking for multiple vehicles. The low maintenance west facing garden provides a private outdoor space to relax and unwind.

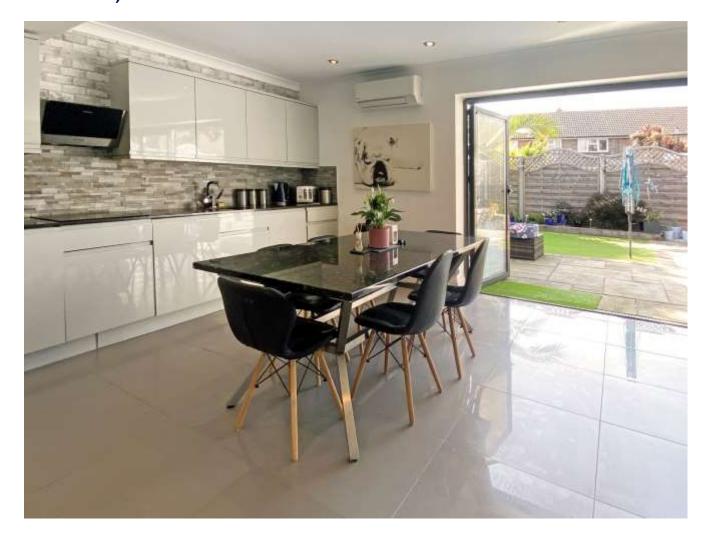






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Don't miss out on this fantastic opportunity - contact us today to arrange a viewing of this beautifully presented bungalow.

Location – Conveniently located, the property is approximately 0.6 miles from Angmering Station with a direct route to London Victoria, making it ideal for commuters. Less than one mile from the centre of Rustington village, residents can enjoy a variety of shops, restaurants, and amenities right on their doorstep.













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