



Total Area: 692 ft<sup>2</sup> ... 64.3 m<sup>2</sup>

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

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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

**12 Southcourt Close, Rustington,  
West Sussex, BN16 3JD**  
Guide Price: £300,000 - 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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# 12 Southcourt Close, Rustington, West Sussex, BN16 3JD

Guide Price: £300,000 - Freehold



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.



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



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