



Total Area: 773 ft² ... 71.8 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

Council Tax Band: D
Energy Efficiency Rating: C
Tenure: Freehold
Estate Fee: *TBC*



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**3 Brookenbee Close, Parklands,
 Rustington West Sussex, BN16 3SH
 £310,000 (Freehold)**

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this 1990's built, mid-terraced house, pleasantly situated within a small cul-de-sac on the popular Parklands development.

Constructed by reputable local builders, Hargreaves, this attractive home boasts accommodation comprising; three bedrooms, all with built-in storage; a spacious lounge/dining room; a stylish refitted kitchen; and a bathroom/WC with 'walk-in' bath.

Outside, there is a well-enclosed rear garden set on a favourable southerly aspect, with gate enabling pedestrian access into a compound, wherein a private garage is located. There is also a small area of open plan garden to the front.

Additional benefits include gas central heating; double glazing; loft storage space; and a pleasant front outlook over allotments.



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The location of the house is key feature, which is made all the more popular by its close proximity to the popular Summerlea CP Primary School, as well as accessibility to the A259, and also bus routes operating along nearby Worthing Road.

Rustington's comprehensive village centre, with good range of shops and numerous other important amenities, is situated within approximately 1 mile, whilst its picturesque seafront can be found in an approximate distance of 1.5 miles. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2 miles.

