



Total Area: 1385 ft² ... 128.7 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 Jlm 2025

Council Tax Band: D
Energy Efficiency Rating: C
Estate Fee: approx. £220.03pa



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.



Rustington Office
 01903 770095
rustington@glyn-jones.com

**6 Hamilton Close, Parklands,
 Rustington West Sussex, BN16 3TN
 £390,000 (Freehold)**

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this attractive mid-terraced townhouse, delightfully positioned within a small cul-de-sac on the highly regarded Parklands development.

Arranged over three floors, the bright and spacious accommodation comprises; three/four bedrooms; a living room with striking bay window; enlarged kitchen/dining room, with extensive range of fitted units; a study/bedroom four located on the ground floor, which benefits from an en suite shower room; family bathroom; and a ground floor cloakroom.

The rear garden is a further quality, being of low-maintenance design and mainly laid to artificial grass, with an adjacent sheltered patio.

Additional attributes include a double width driveway to the front; gas central heating; uPVC double glazing, including 'Georgian' style windows at the front; and a recently replaced roof (October '24).



At an Average rating of

4.9/5 ★★★★★



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£390,000



“...enlarged kitchen/dining room, with extensive range of fitted units...”

The location of the property is a further attraction, made all the more popular by its close proximity to Summerlea CP Primary School and accessibility to the A259.

Rustington's comprehensive village centre with its busy shopping parade is situated in approximately 1 mile, whilst its picturesque seafront can be found within 1.75-miles distance.

Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2-miles.

Rustington is centrally situated 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.

