



Total Area: 1555 ft² ... 144.4 m² (Includes Garage)

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 2025

Council Tax Band: F
Energy Efficiency Rating: D
Tenure: Freehold



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
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**8 Harebell Close, Marlborough Place,
Littlehampton, West Sussex BN17 6WE**
£495,000 (Freehold)

Glyn-Jones



It is our pleasure to present this bright, spacious, and extremely well-appointed detached house to the market, having been the subject of much modernisation and improvement by the current owners.

Briefly described, the generous internal accommodation is configured with; four bedrooms, two of which boasts en suite shower rooms; lounge, with two sets of 'French' style doors, one leads through to a large conservatory, the other gives access to a separate dining room; a stylish re-fitted kitchen, with space for a double width oven, as well as an opening through to a separate utility area; first floor family bathroom; and a ground floor cloakroom.

A notable feature of the property is its very well-enclosed SOUTHERLY FACING REAR GARDEN incorporating shaped block paving, a raised paved patio, and several fruit trees. To the front, there is a full width paved hardstanding enabling ample off-road parking.

Additional attributes include an INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR; entrance porch; gas central heating via a recently upgraded boiler, and uPVC double glazing.



At an Average rating of

4.9/5 ★★★★★



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“ A notable feature of the property is its very well-
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The property forms part of a small cul-de-sac, pleasantly situated within the popular Marlborough Place development, which is found on the immediate outskirts of Rustington, approximately 1.25 miles from the village centre, with its comprehensive shopping parade.

Marlborough Place is made all the more favourable by its proximity to the Summerlea CP School. There are also two equidistant convenience stores located within nearby fuel stations (approx. 1 mile),

Public transport links are also close to hand, with the useful 700 bus route operating along nearby Worthing Road, and two mainline railway stations - Angmering and Littlehampton - found in an equivalent distance of approximately 2.5 miles, both offering a regular service to London Victoria.

