



Total Area: 1337 ft² ... 124.2 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 Jm 2023

**Council Tax Band: E**  
**Energy Efficiency Rating: D**  
**Estate Fee: TBC**



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.



**1 Hamilton Drive, Parklands,  
Rustington, BN16 3TQ**  
**Guide Price £470,000 Freehold**

**Glyn-Jones**



It is our pleasure to offer for sale this exceptionally well presented 'Hargreaves' built detached house, pleasantly situated on the sought-after Parklands development.

Offered for sale for the first time since new, this lovely house offers bright and well-planned accommodation featuring: entrance hall; ground floor cloakroom; a double aspect lounge with feature bay window, fire surround and double doors leading to an orangery, a superb room with vaulted ceiling and affording lovely garden views. Further double doors from the lounge lead to the kitchen/dining room refitted with a range of shaker style units, integrated appliances and quartz work tops. Upstairs are three bedrooms, all featuring a range of built in wardrobes, a fully tiled en-suite shower room/w.c to the main bedroom and a separate family bathroom.

A particular feature of the property is it's well-enclosed delightful SOUTH FACING REAR GARDEN., laid to lawn and stocked with an abundance of mature shrubs and roses, feature pergola with wisteria, paved seating area, fishpond and timber shed. Secure gated side and rear access which provides access to a block paved driveway and GARAGE with up and over door, light and power. The front and side gardens are mostly laid to lawn with mature shrub borders.

Further benefits include: double glazing and gas fired central heating.



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Situated on the sought after 'Parklands' development, the location of the property is made all the more popular by its close proximity to Summerlea CP Primary School, as well as accessibility to the A259 and bus routes operating along nearby Worthing Road. Rustington's comprehensive village centre with it's comprehensive range of independent retailers, cafés, restaurants and Waitrose store is situated within 1.25 miles, whilst its picturesque seafront and Wave swimming centre can be found within an approximate 1.5 mile distance.

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



“Exceptionally well-presented detached house with superb orangery overlooking the rear garden.”

