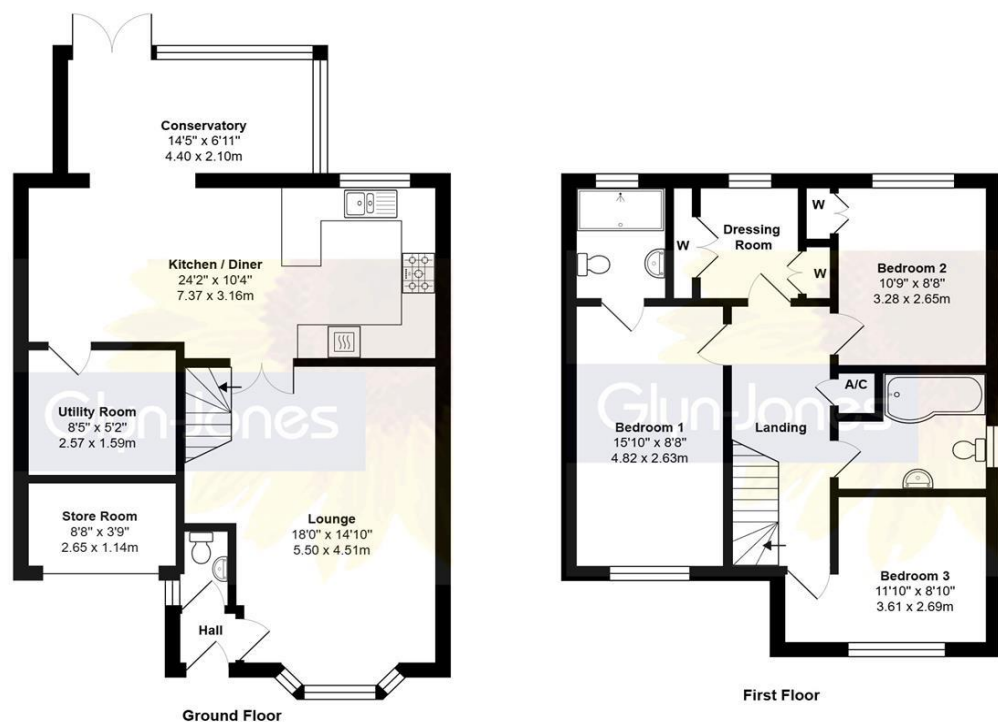


3 Cowdray Close, Rustington
West Sussex, BN16 3SU
£495,000 (Freehold)

Glyn-Jones



Total Approx. Floor Area 1289 ft² ... 119.7 m² (Includes Store Room & Utility Room)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Council Tax Band: E
Energy Efficiency Rating: TBC
Tenure: Freehold
Estate Fee: 2024/25 £218.91

WITH OVER...



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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com



It is our pleasure to offer for sale this exceptionally well-presented detached house, pleasantly situated in a quiet cul-de-sac on the sought-after 'Parklands' development built by renowned local developers Hargreaves.

Boasting three bedrooms plus a dressing room/fourth bedroom, along with a family bathroom and en-suite shower room, this property is perfect for families looking for both space and comfort.

Step inside to find this home in excellent condition throughout, with a spacious lounge featuring an attractive bay window and built-in bookcases. The kitchen/dining room is fitted with a range of modern shaker style units, some integral appliances, and wood effect work surfaces, complemented with a convenient breakfast bar. The kitchen opens up to a delightful conservatory which overlooks the sunny southerly facing rear garden, perfect for enjoying those long summer days. A separate utility room is also accessed from the kitchen.

Upstairs, you'll find the main bedroom complete with an en-suite shower room, as well as a fourth bedroom that has been cleverly adapted into a useful dressing room. The family bathroom and ground floor cloakroom provide added convenience for you and your family.

Outside, the rear garden has been lovingly maintained and benefits from a favoured southerly aspect. With a raised decked area perfect for alfresco dining, with the remainder being laid to lawn with well stocked borders, paved patio, useful side storage shed, and gated side access. A private driveway leads to a garage/store with up and over door.

With gas heating and double glazing this modern detached house is the perfect place to call home.



At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com

3 Cowdray Close, Rustington, BN16 3SU
£495,000 (Freehold)



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 feature south facing rear garden.*