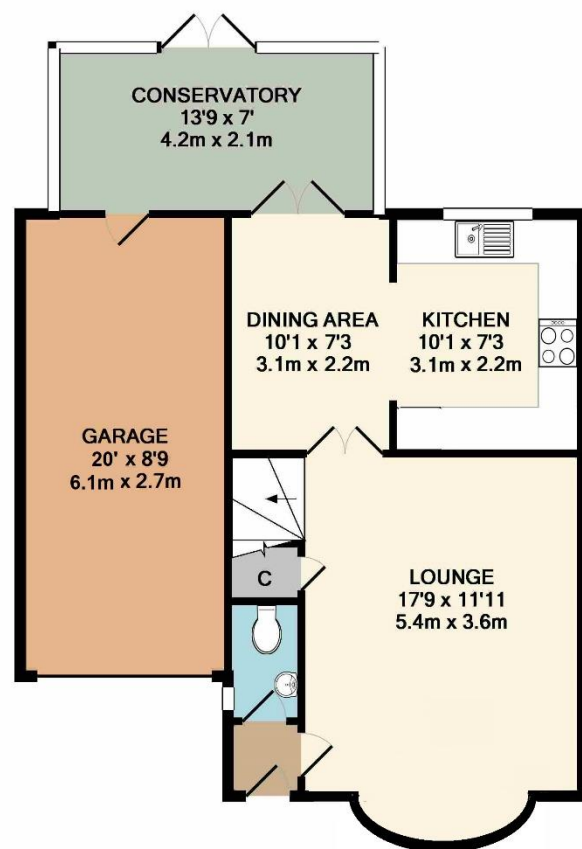
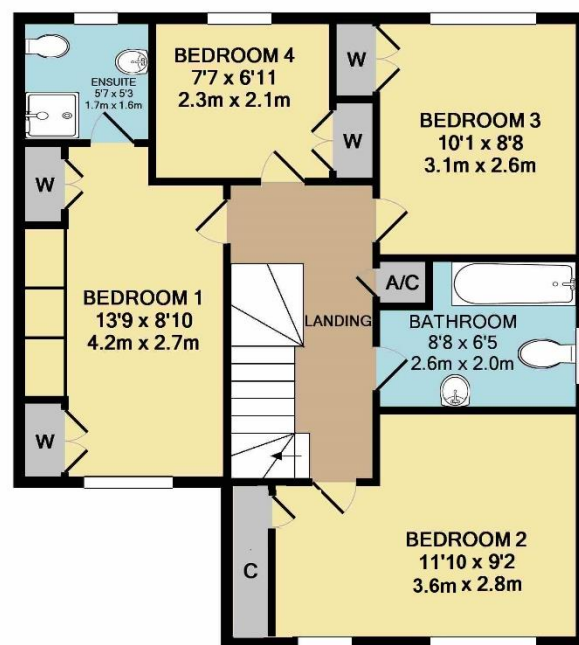


28 Blenheim Drive, Parklands
Rustington West Sussex BN16 3SN
£425,000 - Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 565 SQ.FT.
(52.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band - E
 Energy Efficiency Rating - C
 Estate Charge - Approximately £140.00 per annum

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Glyn-Jones

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 01903 770095
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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 carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

An attractive modern detached house, favourably located on the popular Parklands development, constructed by reputable local builders, Hargreaves.

Offered for sale with no ongoing chain, this spacious and bright detached home comprises; a ground floor cloakroom, a good sized lounge with feature bay window, fitted kitchen with separate dining area and large glass roofed conservatory. Upstairs there are four bedrooms (all with built in wardrobes), en-suite shower room to the principal bedroom, and further family bathroom.

Externally there is a large integral garage with remote operated roller door, driveway to the front, and a well enclosed low maintenance landscaped rear garden.

Particular benefits include; gas central heating and uPVC double glazing throughout, with leaded lights to the front. The property is presented, in our opinion, in good clean decorative order.

28 Blenheim Drive, Parklands, Rustington, West Sussex BN16 3SN

£450,000



Location –

The property is located on the popular Parklands development, approximately 1 mile north of the village centre. The location is made all the more popular by its close proximity to the highly regarded Summerlea CP Primary School, local bus routes operating along nearby Worthing Road and accessibility to the A259 which provides a link to the larger neighbouring towns of Worthing and Bognor Regis.

Notably, the seafront is situated within approximately 1.5 miles, and Angmering mainline railway station can be found in approximately 2 miles.



Outside –

There is an attractive well-maintained rear garden of approximately 30'x 25', with area of lawn, further areas laid to pebbles for ease of maintenance. Well stocked shrub borders with a variety of plants and shrubs, a large timber summerhouse, small area of paving and pathway to side, all well enclosed by 6' panel timber fencing.

Integral garage (approximately 20' in length); approached via private driveway, with replacement remote operated roller door, power and light, and personal door to conservatory.

