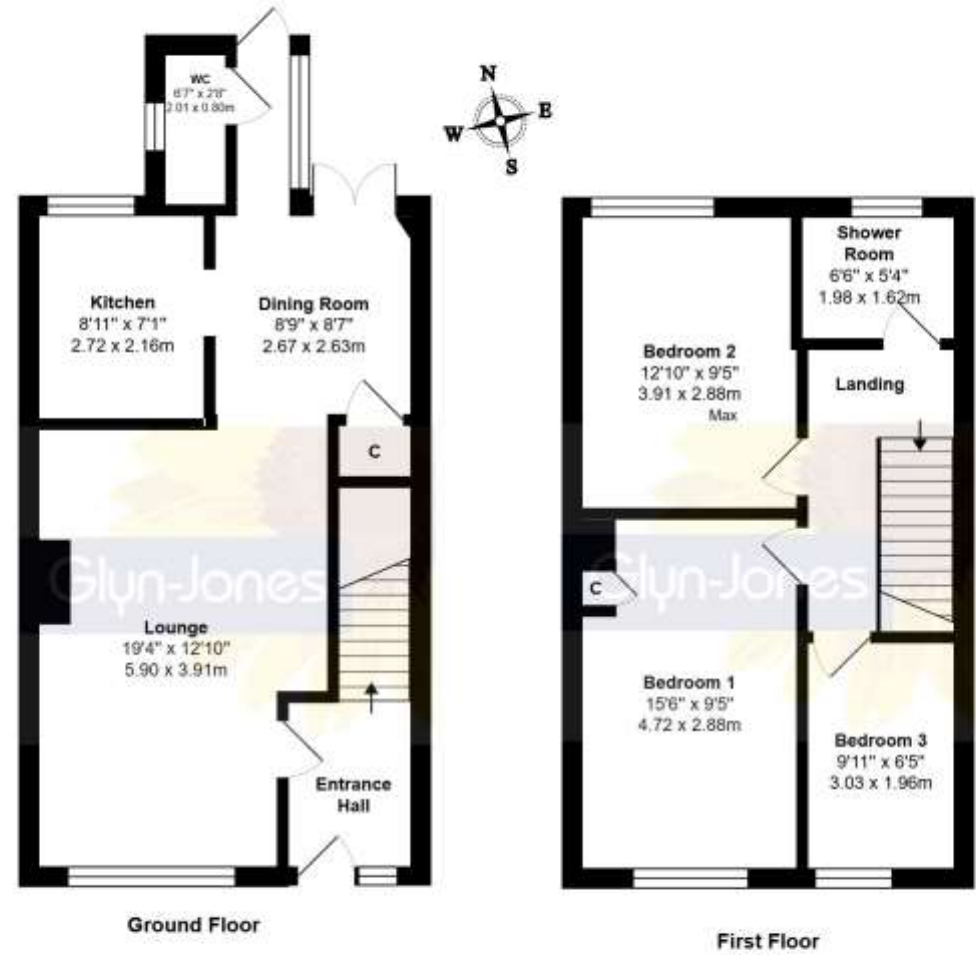


10 Herons Court Close, Rustington, West Sussex, BN16 2HT

“Offers in the Region of” £340,000 (Freehold)



Total Approx. Floor Area 982 ft² ... 91.2 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 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: C
Energy Efficiency Rating: *TBC*

It is our pleasure to introduce this most attractive mid-terraced house to the market following extensive refurbishment and improvement by the current owner.

Located in a delightful off-road position within close proximity to the seafront, this bright and deceptively spacious home is configured with; three bedrooms; generous lounge/dining room encompassing a wood burning stove; stylish 'shaker' style fitted kitchen with a range of integrated appliances; contemporary shower room with Victorian style fittings; and a ground floor cloakroom.

Outside, there is a well-enclosed 'courtyard' style rear garden with pedestrian access from the rear, and an open-plan front garden offering a pleasant southerly aspect across a communal garden.

Additional features include an inviting entrance hall with ornate tiled floor; private garage within a nearby compound; gas central heating; uPVC double glazing; water softener; drinking water filter system; and striking composite cladding on the front elevation.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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“Offers in the Region of” £340,000



Herons Court Close is situated in a secluded setting approximately 0.5-miles from Rustington's comprehensive shopping parade, with its wide variety of shops and restaurants. Many of the village's important amenities, such as Westcourt Medical Centre, library, St Peter & St Pauls church, and three primary schools can all be found within an approximate 1-mile radius.

Public transport links are also close to hand, with several stops for the renowned 701 bus route operating through the village, whilst Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, is located in a distance of 2-miles.



Front Aspect View



“...generous lounge/dining room encompassing a wood burning stove...”



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