



Barwick Close, Rustington, BN16 3TT

Freehold

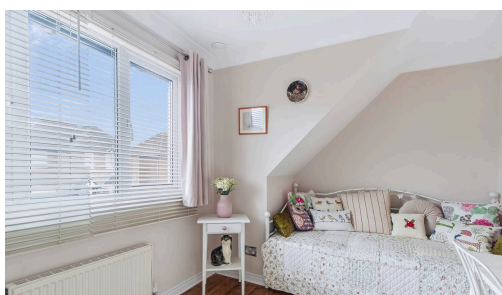
Four Bedrooms with Built-in Storage • Detached House • Howdens Kitchen/Diner • En-suite to Primary Bedroom • New Conservatory & Landscaped Garden 4 Years Ago • Integral Garage with Electric Door • Driveway • New Flooring Throughout •
Approx. 1265 sq. ft (117.5 sq. m)

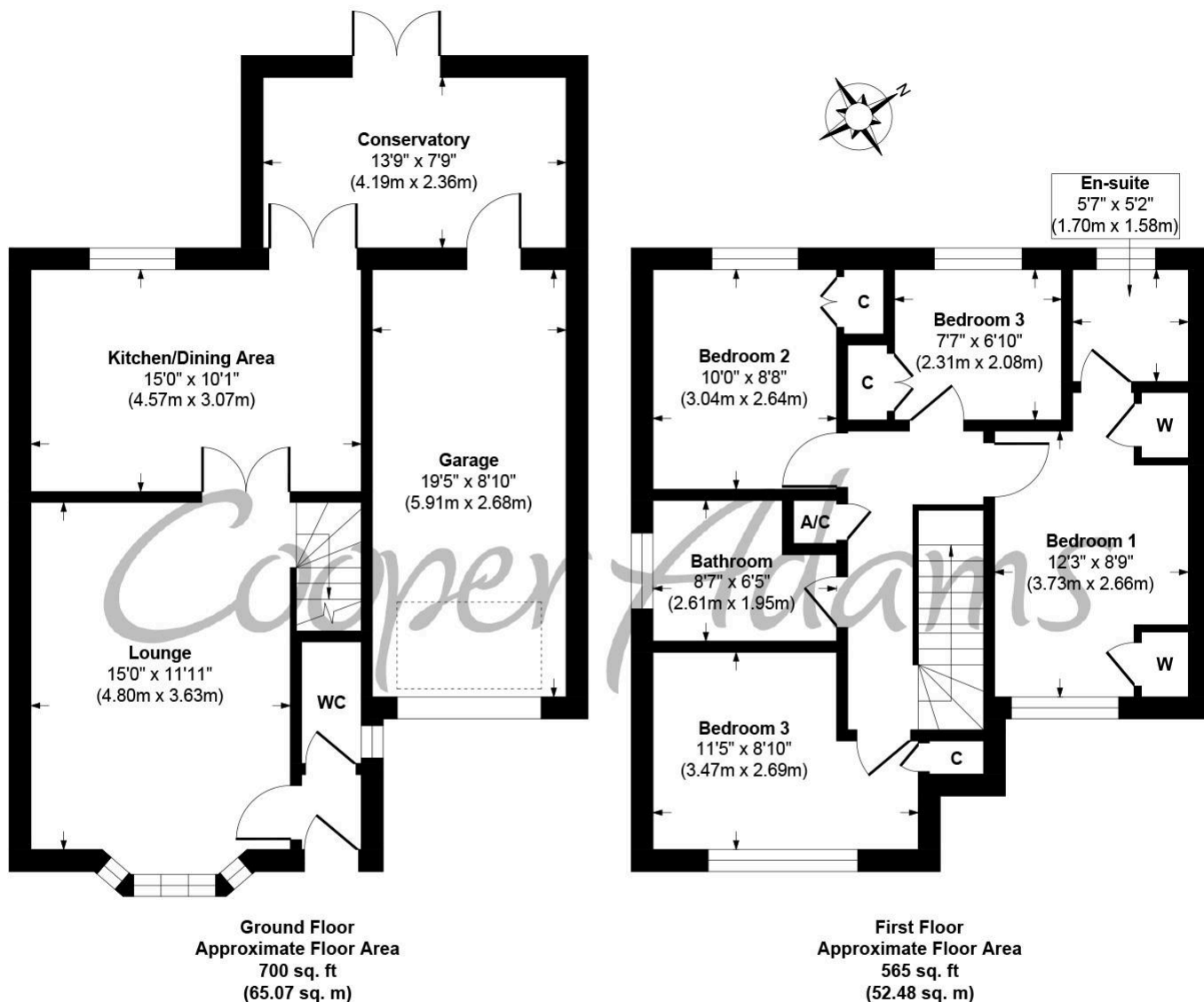
Cooper Adams

A detached four-bedroom home offering practical family living space, maintained to a high standard and located within a residential area of Rustington. The ground floor includes a lounge with an electric fireplace and a Howdens kitchen/dining room fitted with a range cooker and integrated appliances. To the rear, a conservatory provides additional reception space overlooking the garden and also gives internal access into the garage. Upstairs, all four bedrooms benefit from built-in storage, with the primary bedroom also featuring an en-suite shower room. A separate family bathroom is positioned off the landing, while a cloakroom serves the ground floor. The property has seen a number of improvements in recent years including new flooring throughout, landscaping to the rear garden as-well-as the addition of the conservatory. The rear garden enjoys a north-west aspect and includes an insulated workshop with power connected, suitable for home working, hobbies or storage. Further features include an integral garage with electric door and plumbing for a washing machine, driveway parking, gas central heating and double glazing.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Barwick Close
Approx. Gross Internal Floor Area 1265 sq. ft / 117.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: E, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: E

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