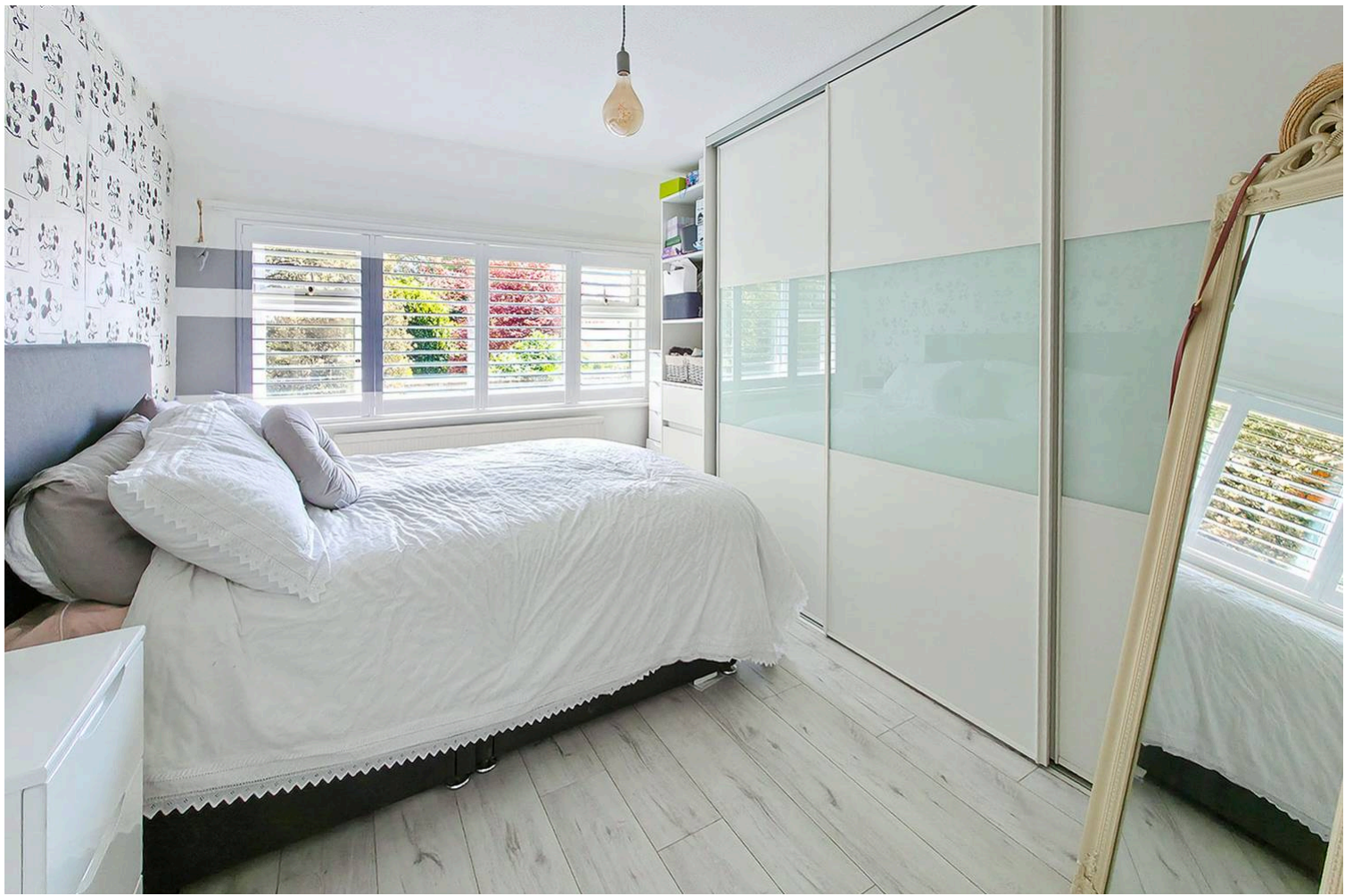




11 Parham Close, Rustington - BN16 2LR

£327,500 Freehold

Three bedroom semi-detached house set in a tucked away cul-de-sac location • Positioned south of Rustington Village, approximately 10-minute walk to both the village centre and seafront • Modern fitted kitchen with integrated appliances, Modern family bathroom • West-facing low-maintenance rear garden • Attractive open green space to the front • Garage with parking space in front

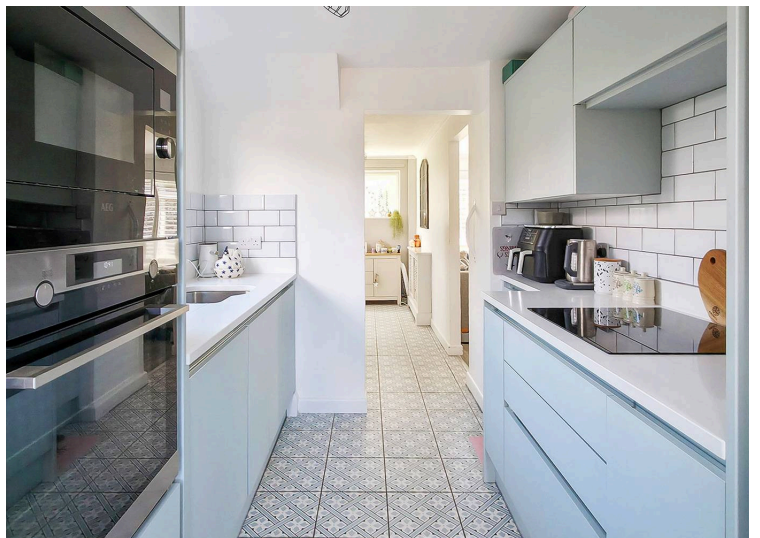
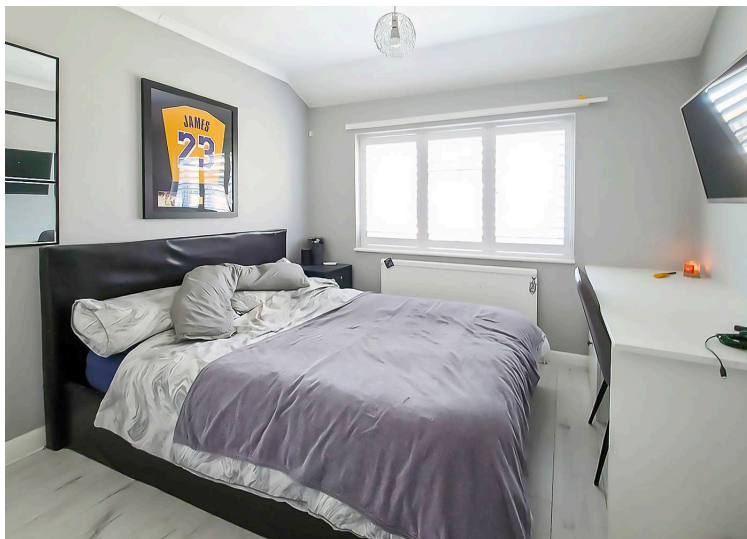


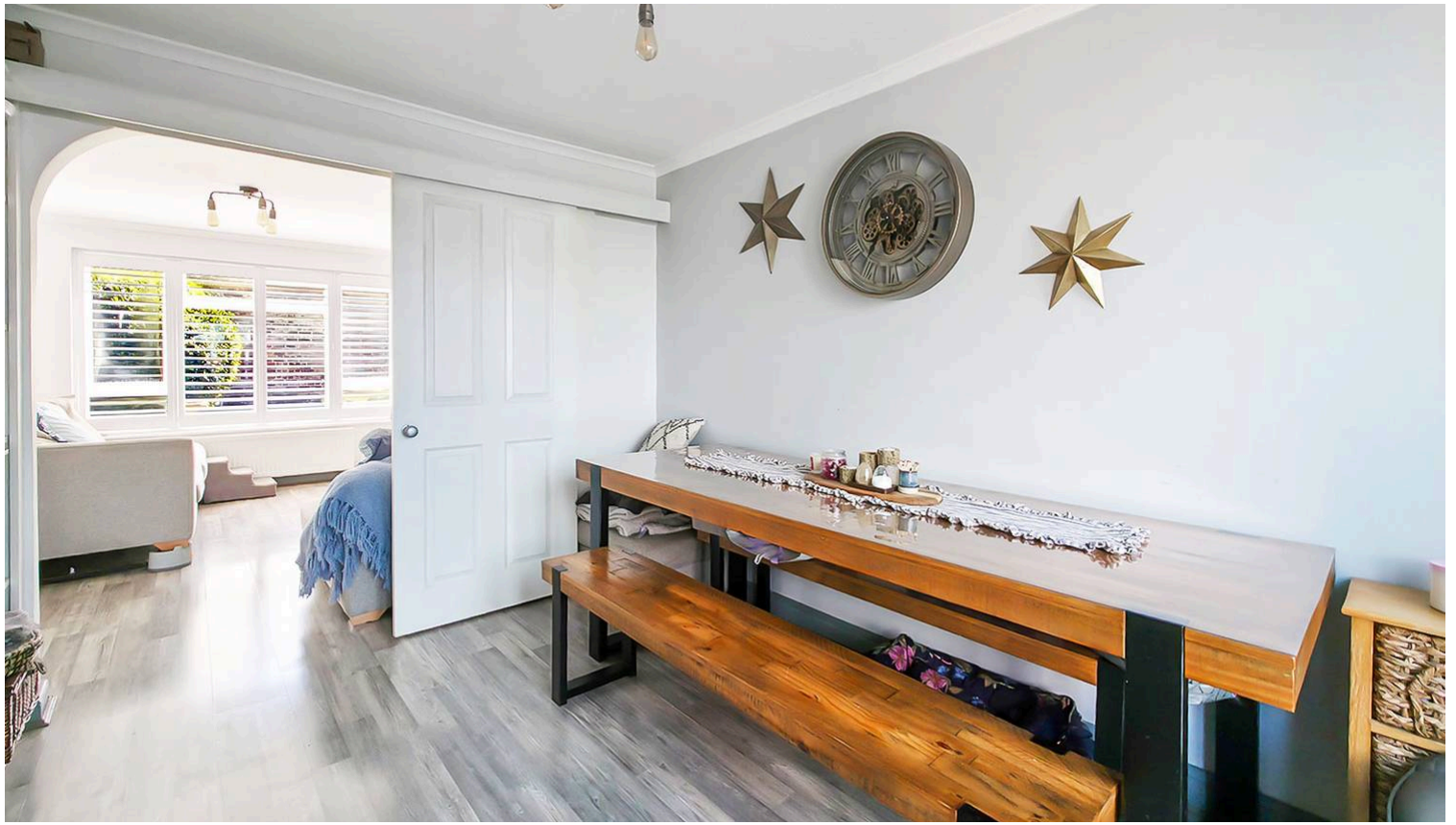
This three bedroom semi-detached house is situated in Parham Close, a small and tucked away cul-de-sac positioned to the south of Rustington Village. The location is ideal, being approximately a 10-minute walk from both Rustington's vibrant village centre and the seafront.

The ground floor offers a cosy yet spacious lounge which flows directly into the dining room, creating an excellent entertaining space. Leading from the dining area is a conservatory overlooking the rear garden, providing an additional reception area filled with natural light. The separate modern kitchen has been stylishly fitted with sleek handleless units and integrated appliances, creating a contemporary finish while remaining highly practical for everyday living.

On the first floor, the family bathroom has been modernised with contemporary tiling, a shower unit, and a white vanity suite. There are three well-proportioned bedrooms, including two doubles. The principal bedroom benefits from large built-in wardrobes, while the second bedroom also features fitted wardrobes. The third bedroom is a generous single room, ideal as a child's bedroom, home office, or guest room.

Outside, the rear garden has been designed for low maintenance with paved seating areas and enjoys a west-facing aspect, perfect for making the most of the afternoon and evening sun during the summer months. A rear gate provides direct access to the garage compound, where the property benefits from a garage and an additional parking space positioned directly in front. To the front of the property, an attractive open green space and walkway create a welcoming setting and enhance the peaceful feel of this tucked away location.





Lounge

12' 11" x 10' 4" (3.93m x 3.14m)

Dining Room

10' 9" x 8' 10" (3.27m x 2.69m)

Conservatory

10' 4" x 6' 7" (3.16m x 2.01m)

Kitchen

10' 9" x 7' 5" (3.27m x 2.27m)

Bedroom 1

13' 5" x 9' 10" (4.08m x 3.00m)

Bedroom 2

10' 11" x 9' 10" (3.32m x 3.00m)

Bedroom 3

10' 3" x 6' 4" (3.12m x 1.94m)

Shower Room

6' 4" x 5' 5" (1.94m x 1.64m)

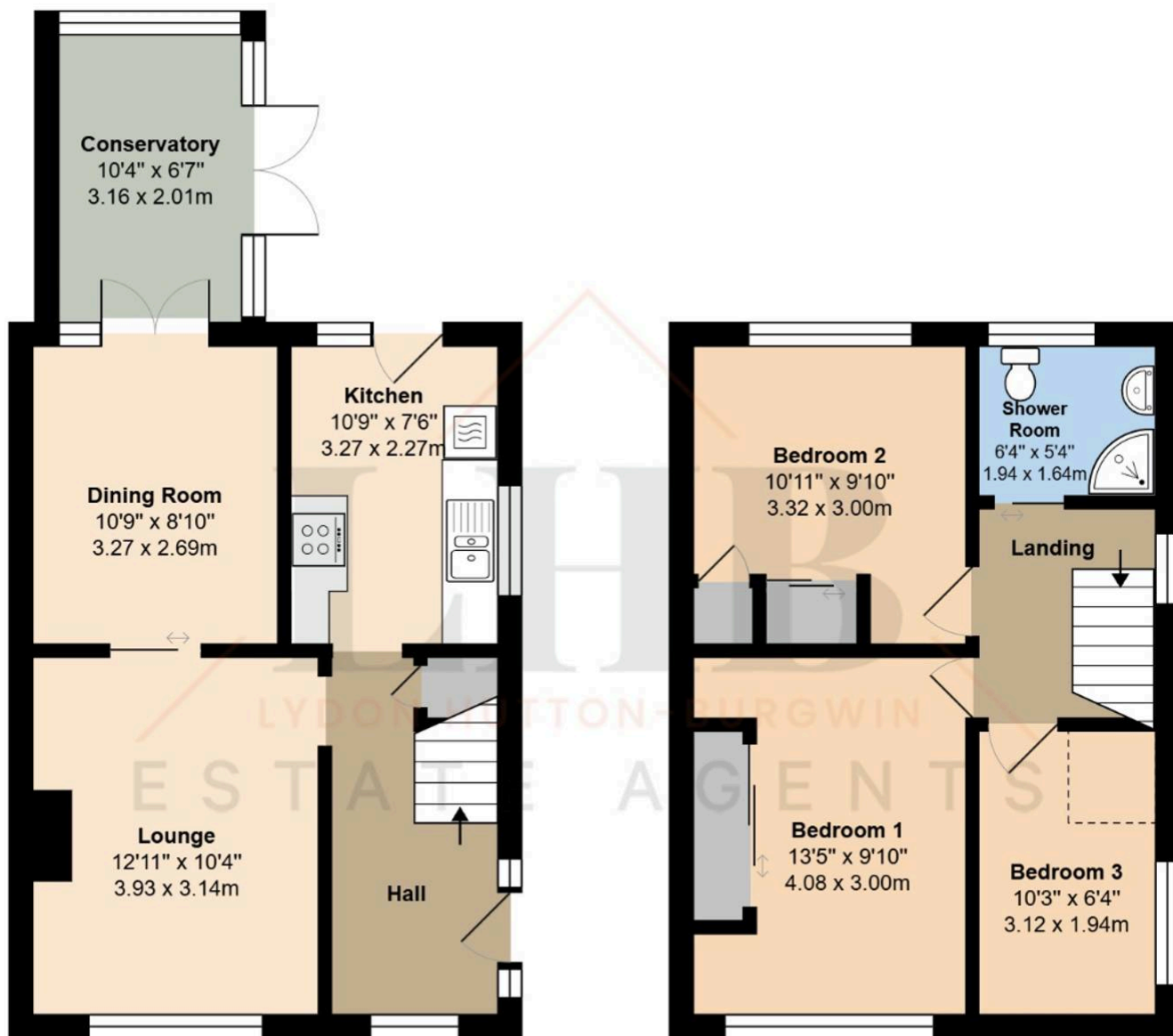
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







Total Area: 885 ft² ... 82.2 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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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