

3 Cowdray Close

Rustington, Littlehampton, BN16 3SU

Guide price £475,000

Freehold Council Tax Band E



We are delighted to offer for sale this attractive detached family home, beautifully maintained and presented throughout.

The accommodation comprises entrance hall leading to a ground floor W/C, spacious bay fronted living room which opens via double doors into a stunning kitchen/diner. The kitchen is fitted with a range of base and eye level units, and features a breakfast bar, making it ideal for both everyday living and entertaining. Further ground floor benefits include a separate utility room and a conservatory enjoying delightful views over the rear garden.

To the first floor, the property offers four well proportioned bedrooms, with the fourth currently utilised as a dressing room. The main bedroom benefits from an en suite shower room, complemented by a modern, well appointed family bathroom.

Externally, the property offers a block paved driveway to the front with gated side access. There is a useful garage/store with up and over door. The South facing rear garden is mainly laid to lawn and bordered by mature shrubs and trees, creating a private and attractive outdoor space. There is also a raised decked seating area, patio, and storage unit access via to other side of the property.

Additional benefits include gas fired central heating, double glazing and plantation shutters throughout.

Entrance Hall





Ground Floor W/C

Bay Fronted Living Room
18' x 14'10 (5.49m x 4.52m)

Stunning Kitchen/Diner
24'2 x 10'4 (7.37m x 3.15m)

Conservatory
14'5 x 6'11 (4.39m x 2.11m)

Separate Utility Room
8'2 x 5'2 (2.49m x 1.57m)

Bedroom One
15'10 x 8'8 (4.83m x 2.64m)

En-Suite Shower Room

Bedroom Two With Fitted
Wardrobe
10'9 x 8'8 (3.28m x 2.64m)

Bedroom Three
11'10 x 8'10 (3.61m x 2.69m)

Dressing Room/Bedroom Four

Family Bathroom

South Facing Rear Garden

Garden Store

Garage/Store
8'8 x 3'9 (2.64m x 1.14m)

Block Paved Driveway

Floor Plan



Viewing

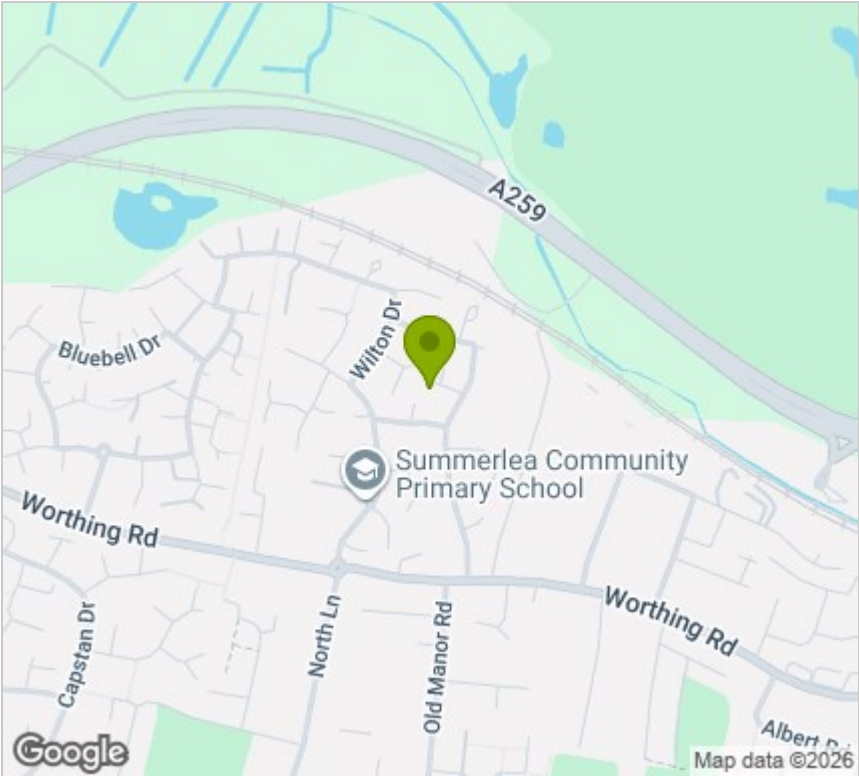
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Area Map



Energy Efficiency Graph

