

23 Parham Close, Rustington BN16 2LR

£300,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

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- **Semi Detached House**
- **Three Bedroom**
- **Though Lounge/Diner**
- **Low Maintenance Garden**
- **Popular South Rustington**
- **No Onward Chain**
- **Garage**
- **Council Tax Band - 'D'**
- **EPC Rating 'D'**







Nestled in a quiet location, tucked away off the road in south Rustington, this delightful three-bedroom semi-detached house is offered for sale with no onward chain. Thoughtfully designed, it benefits from an adjoining garage at the rear, providing convenient outside parking as well as secure storage solutions.

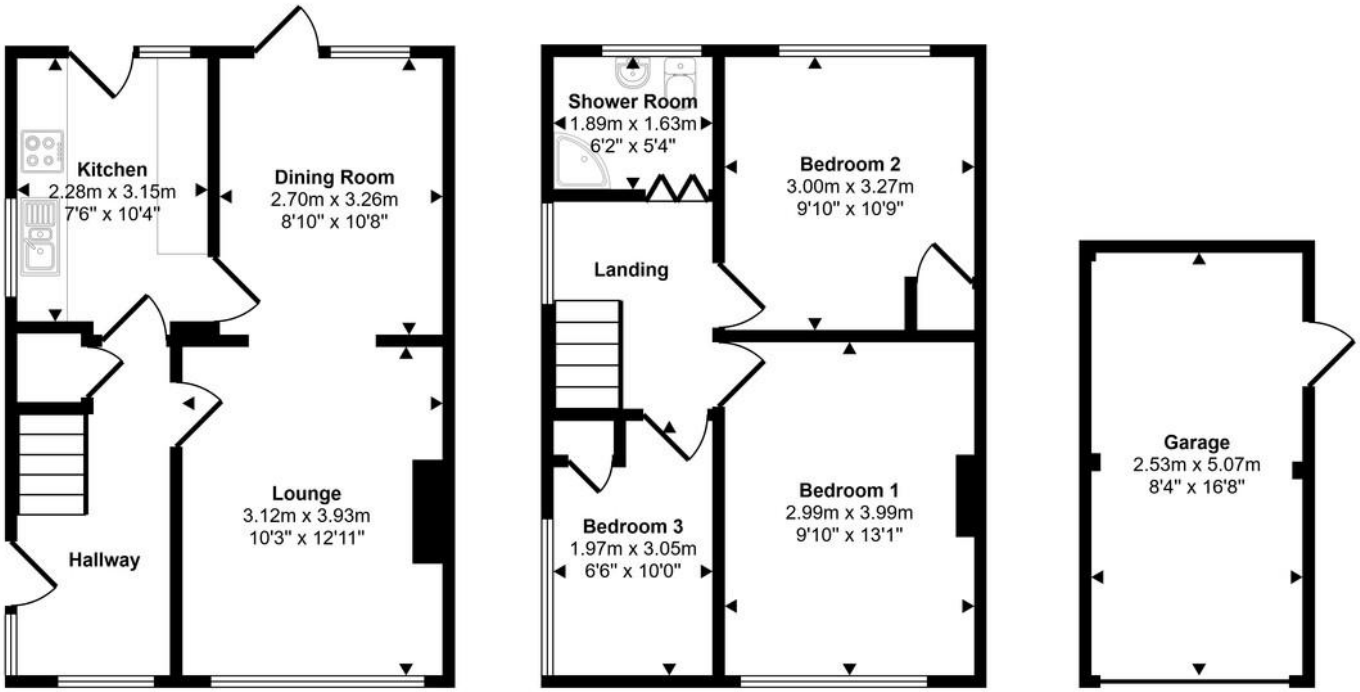
The property enjoys a peaceful setting while remaining only a short distance from the glorious Rustington seafront, perfect for relaxed coastal walks and enjoying the sea air. Residents will also appreciate the proximity to Rustington's vibrant village centre, with its array of comprehensive shopping parades, cafes, and local amenities-making day-to-day living both easy and enjoyable.

This is an ideal opportunity for anyone seeking a well-placed home in a sought-after part of West Sussex, blending tranquillity and accessibility in a wonderful residential pocket. Early viewings are encouraged to fully appreciate everything this lovely home has to offer-contact today to arrange your visit.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.

Approx Gross Internal Area
88 sq m / 951 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 38 sq m / 407 sq ft

Garage
Approx 13 sq m / 138 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

ENTRANCE HALL

LOUNGE
10' 3" x 12' 11" (3.12m x 3.94m)

DINING AREA
8' 10" x 10' 8" (2.69m x 3.25m)

KITCHEN
7' 6" x 10' 4" (2.29m x 3.15m)

BEDROOM 1
9' 10" x 13' 1" (3m x 3.99m)

BEDROOM 2
9' 10" x 10' 9" (3m x 3.28m)

BEDROOM 3
6' 6" x 10' 0" (1.98m x 3.05m)

SHOWER ROOM

GARAGE
8' 4" x 16' 8" (2.54m x 5.08m)



The Property Ombudsman

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