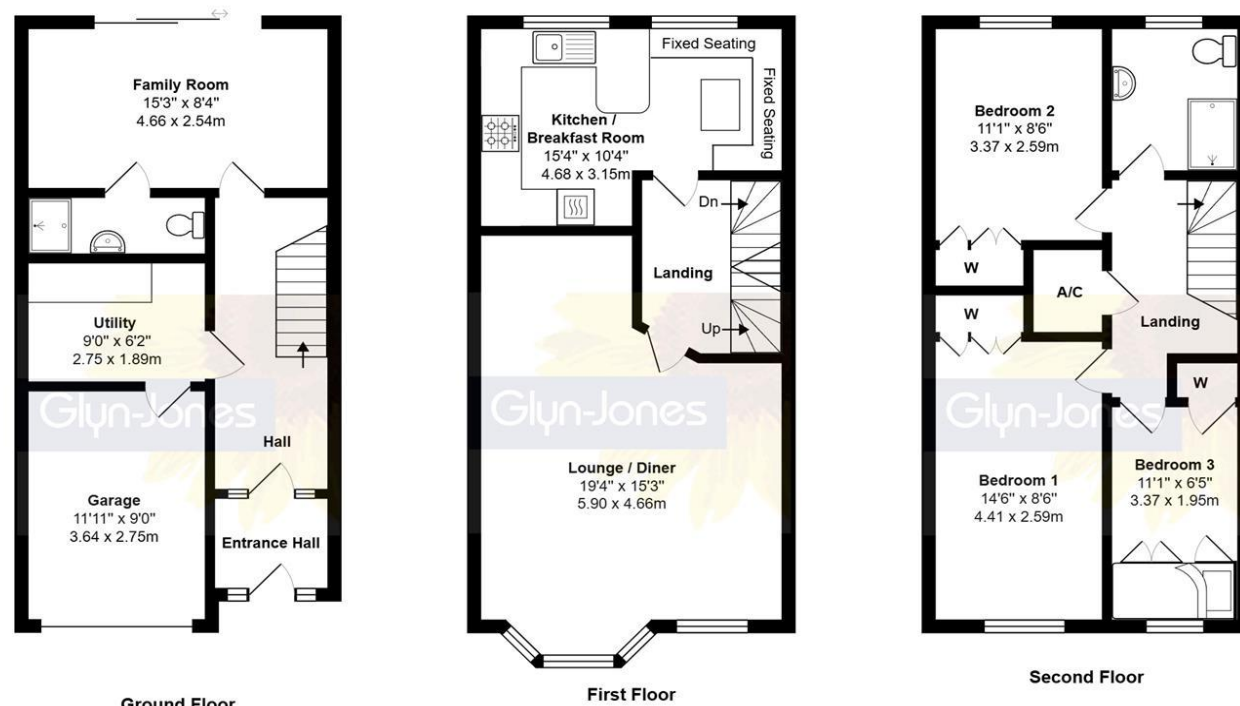


**6 Blenheim Close, Parklands,
Rustington, BN16 3SZ**
£400,000



Total Area: 1427 ft² ... 132.6 m² (Includes Garage)

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. Created by 1st Image 2026



Tenure: Freehold
Council Tax Band: D
Energy Efficiency Rating: C
Estate Charge: £249.17 2026/27

WITH OVER...



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

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.



Rustington Office
01903 770095
rustington@glyn-jones.com

Situated in the highly sought-after Parklands development in Rustington, this beautifully presented terraced townhouse offers flexible and spacious accommodation set across three immaculate floors. Ideal for families or those seeking versatile living space and practicality throughout.

On the ground floor, a welcoming entrance porch opens into a spacious hallway, with access to a convenient utility room and the integral garage/store. The flexible fourth bedroom/garden room boasts a modern en-suite shower room and features sliding doors leading out onto the landscaped rear garden—perfect for guests or use as a home office.

The first floor presents an impressive lounge/dining room, featuring an attractive full-height bay window, complemented by a feature gas fire and attractive oak flooring. Adjacent, the refitted kitchen/dining room offers sleek high gloss units and a range of integrated appliances, along with thoughtfully designed bench seating with under-seat storage, providing a comfortable space for family meals and entertaining.

Three bedrooms are found on the top floor, each benefitting from built-in wardrobes, whilst the third bedroom also features a built-in bed with useful storage. A stylish, fully tiled family shower room completes the upstairs accommodation.

A particular feature of this super property is the attractive west-facing rear garden, having been expertly landscaped for low-maintenance enjoyment, incorporating a large, paved patio, raised planters, a covered seating area with built-in benches, and an inset gas fire—a wonderful setting for outdoor gatherings. Electric canopy and secure rear access ensure both convenience and privacy.

To the front, the property benefits from a private driveway and access to the garage/store, offering valuable off-road parking.



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



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6 Blenheim Close, Parklands, Rustington, BN16 3SZ

£400,000

Situated on the sought after 'Parklands' development, the location of the property is made all the more popular by its close proximity to Summerlea CP Primary School, as well as accessibility to the A259 and bus routes operating along nearby Worthing Road.

Rustington's comprehensive village centre with its comprehensive range of independent retailers, cafés, restaurants and Waitrose store is situated within 1.25 miles, whilst its picturesque seafront and Wave swimming centre can be found within an approximate 1.5 mile distance. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located within approximately 2 miles.



well presented spacious accommodation offering a flexible layout

