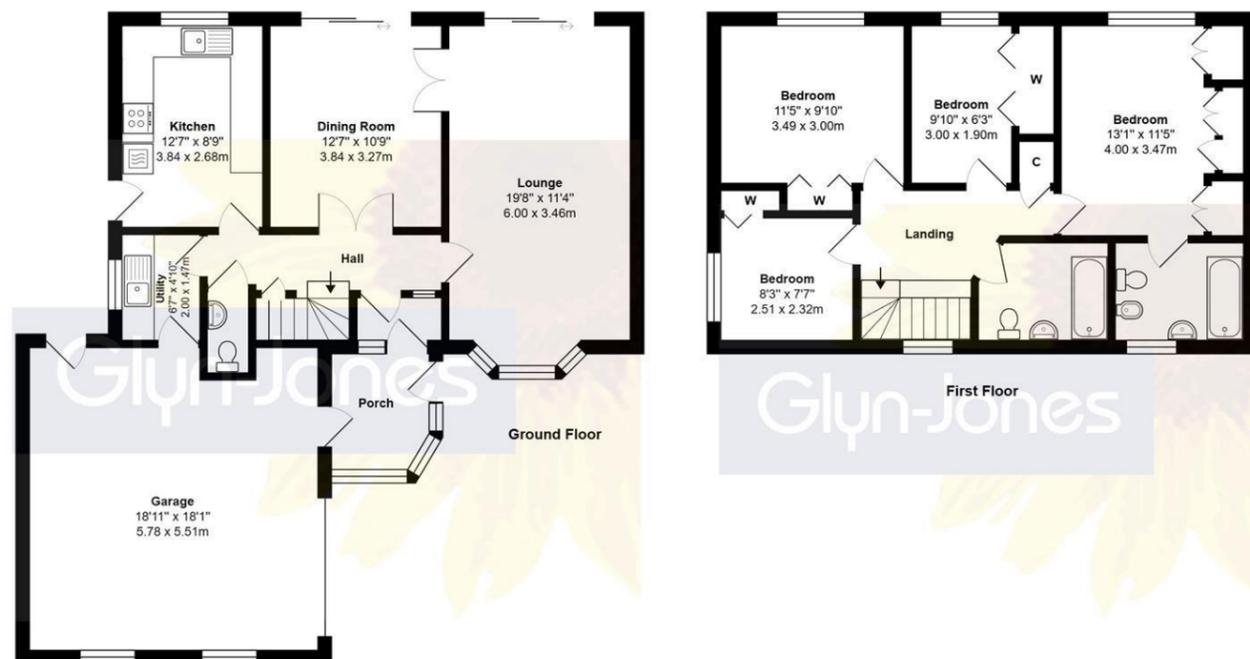


**18 Cowdray Drive, Parklands,
Rustington, BN16 3SJ**
Guide Price £525,000 (Freehold)



Total Approx. Floor Area 1687 ft² ... 156.7 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jim 2025



We are delighted to offer for sale this modern Executive style detached house, pleasantly situated on the desirable 'Parklands Development',

Constructed by reputable local builders Hargreaves, this former show home offers spacious accommodation considered ideal for a wide audience of buyers. Boasting four bedrooms, all with built-in wardrobes, with the main bedroom benefitting from an en-suite bathroom, while the family bathroom and ground floor cloakroom provide additional convenience. The triple aspect lounge is flooded with natural light and offers access to the attractive rear garden. There is also a separate dining room, spacious kitchen and useful separate utility room.

Outside, the property benefits from a large block-paved driveway providing parking for several cars, as well as a double garage with light and power. The well-maintained rear garden is enclosed by fencing and features a paved patio, lawn and borders stocked with a variety of mature shrubs. The gardens also extend to the front and side of the property.

Further features include; a spacious entrance porch, gas heating and double glazing. The property is also being sold with the benefit of no onward chain.

Council Tax Band: F
Energy Efficiency Rating: C
Tenure: Freehold
Estate Fee: tbc



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



At an Average rating of

4.9/5 ★★★★★



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The location of the property is also a key feature and made all the more popular by its close proximity to the popular Summerlea CP Primary School, as well as accessibility to the A259, and also bus routes operating along nearby Worthing Road.

Rustington's comprehensive village centre, with its comprehensive range of shops and numerous other important amenities, is situated within approximately 1 mile, whilst its picturesque seafront can be found in an approximate distance of 1.5 miles.

Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2 miles.



Spacious detached house, favourably situated on the popular Parklands development

