



**Offers In
Excess Of
£350,000
Freehold**

3x  1x  1x 

**Hamilton Close,
Rustington, West
Sussex, BN16**

cubitt&west
Helping you move forwards



Main features

- **Stunning family home on sought after Parklands Development**
- **lovely ground floor family room leading onto garden room**
- **Attractive rear garden**
- **Stunning newly fitted kitchen**
- **Lovely outlook over quiet Close**
- **Offered for sale with NO CHAIN!**

Accommodation

GROUND FLOOR

Entrance Hall
Garden Room
Family Room: 15'3 x 8'0 (4.65m x 2.44m)
Conservatory: 15'3 x 8'7 (4.65m x 2.62m)

FIRST FLOOR

Landing
Kitchen/Breakfast Room: 15'2 x 7'8 (4.63m x 2.34m)
Lounge/Diner: 21'5 x 15'2 (6.53m x 4.63m)

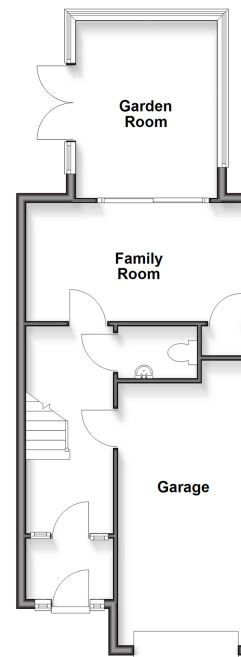
SECOND FLOOR

Landing
Bedroom 1: 14'6 x 8'4 (4.42m x 2.54m)
Bedroom 2: 11'7 x 8'4 (3.53m x 2.54m)
Bedroom 3: 10'8 x 6'5 (3.25m x 1.96m)
Bathroom

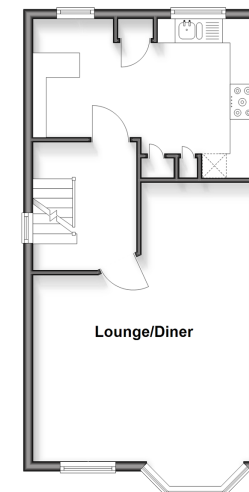
OUTSIDE

Front Garden
Rear Garden
Integral Garage
Off Road Parking

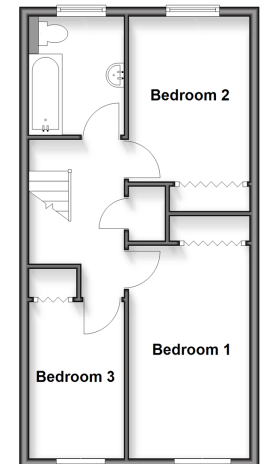
Ground Floor
Approx. 52.1 sq. metres (561.1 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.5 sq. feet)



Second Floor
Approx. 42.7 sq. metres (459.6 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



23708627/20251205/CH1/LFOG