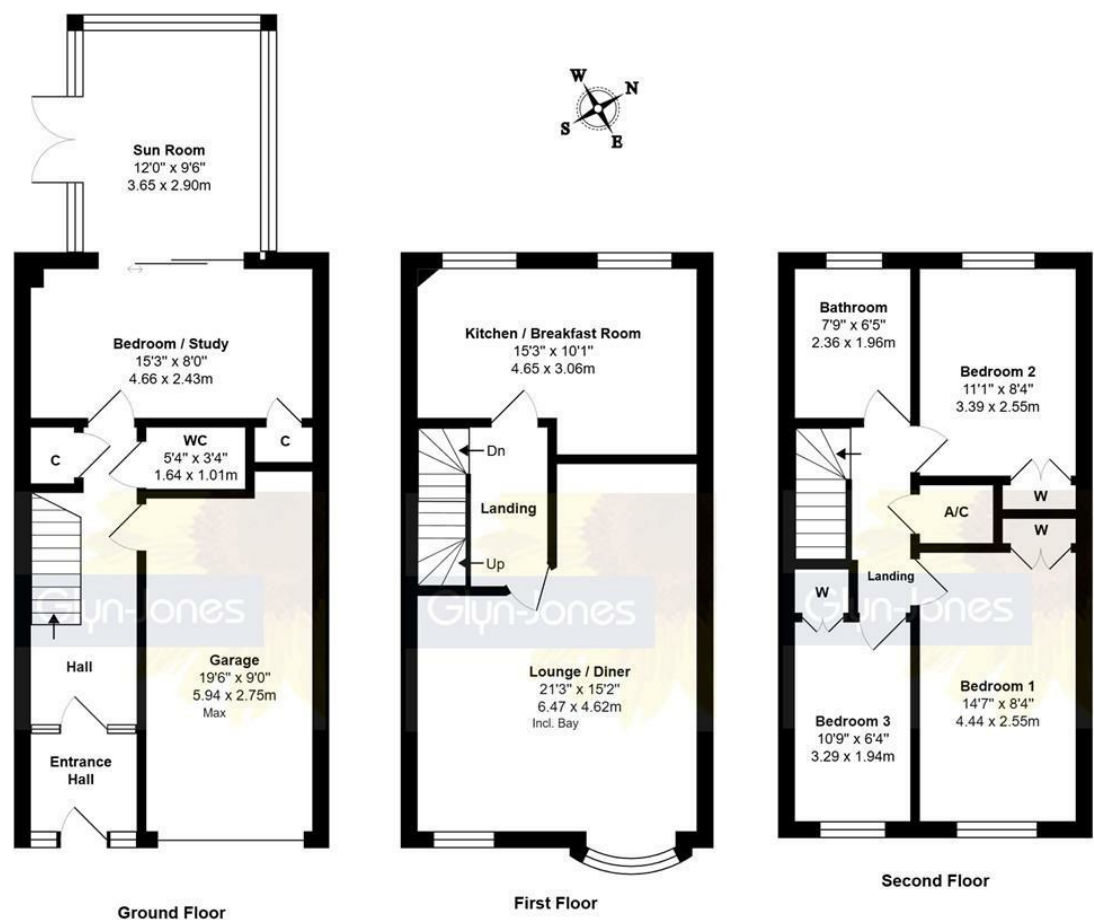


11 Hamilton Close, Parklands Rustington BN16 3TN

£375,000 - Freehold

Glyn-Jones



Total Area: 1515 ft² ... 140.7 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 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 2025



- End Terraced Three-Storey House
- NO ONWARD CHAIN
- Outstanding Kitchen/Dining Room
- Sun Room
- Westerly Facing Rear Garden
- Three/Four Bedrooms
- Spacious Lounge/Dining Room
- Family Bathroom & Ground Floor Cloakroom
- Integral Garage & Off-road Parking
- EER: C

Offered for sale with NO ONWARD CHAIN is this attractive, end of terrace, three-storey house, delightfully positioned in a small cul-de-sac within the highly regarded Parklands development.

Constructed by reputable local builders, Hargreaves, this spacious property boasts well-appointed accommodation comprising; three/four bedrooms, all of which benefit from built-in storage; a living room with striking bay window; an outstanding refurbished kitchen/breakfast room encompassing a range of integrated appliances; sun room; ground floor study/bedroom four; family bathroom; and a ground floor cloakroom.

There is a well-enclosed rear garden predominantly set on a westerly aspect and laid to a combination of lawn and patio, surrounded by shingle/soil borders.

Additional attributes include a double width driveway to the front; an integral garage with internal access through to a sizeable hallway; gas central heating; uPVC double glazing, the majority of which are of a 'Georgian' style.

The location of the property is a notable attraction, made all the more popular by its close proximity to Summerlea CP Primary School and accessibility to the A259.

Rustington's comprehensive village centre with comprehensive shopping parade is situated in an approximate distance of 1-mile, whilst its picturesque seaford can be found within 1.75-miles distance. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2-miles.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

TENURE - Freehold

Council Tax Band: D
Energy Performance Rating: C

AGENTS 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.



At an Average rating of 4.9/5 ★★★★★



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