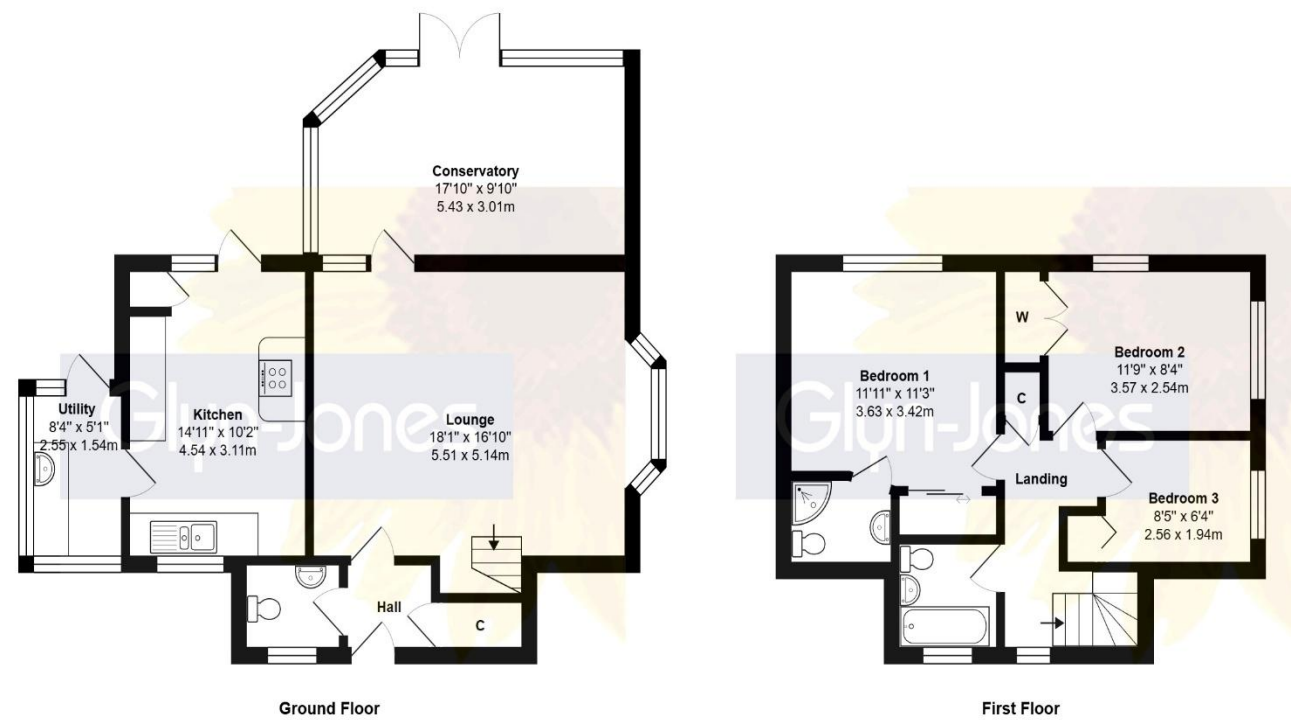


**4 Hutchinson Close, Parklands,
Rustington, West Sussex, BN16 3TZ**
£465,000

Glyn-Jones



Total Area: 1216 ft² ... 113.0 m²

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
Private Estate Fee: tbc
Energy Efficient Rating: C
Council Tax Band: E

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

It is our pleasure to present this well-appointed detached house to the market, delightfully situated within a small cul-de-sac on the sought-after Parklands development.

Upon entering, you are welcomed in to an entrance hall, complete with a convenient ground floor cloakroom. The lounge/dining room features an attractive bay window, enhancing the sense of light and space, while a feature conservatory at the rear looks out over the attractive, enclosed garden—perfect for relaxing or entertaining guests. The re-fitted kitchen is a standout, boasting sleek high-gloss cabinetry, wood block work surfaces, a stylish island unit with integrated oven, hob, and extractor, and a useful adjoining utility room for added practicality.

Upstairs, three bedrooms all benefit from built-in wardrobes, with the main bedroom enjoying the luxury of a modern en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside, the property boasts a private driveway leading to a garage equipped with light and power. The rear garden is beautifully maintained, featuring artificial lawn, mature shrubs, and secure timber fencing. A timber gate leads to an additional courtyard-style garden, providing further space to relax or entertain. Additional parking can be found at the front of the property.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

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4 Hutchinson Close, Parklands, Rustington, West Sussex, BN16 3TZ

£465,000



The location of the property is an endearing quality, 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 its busy shopping parade is situated in approximately 1 mile, whilst its picturesque seafront can be found within 1.5-miles distance.

Public transport links are also close to hand, with Angmering mainline railway station located in approximately 2-miles., whilst the renowned 701 bus service can be picked up along nearby Worthing Road.

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.



three bedrooms, the larger of which benefits from an en suite shower room...



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