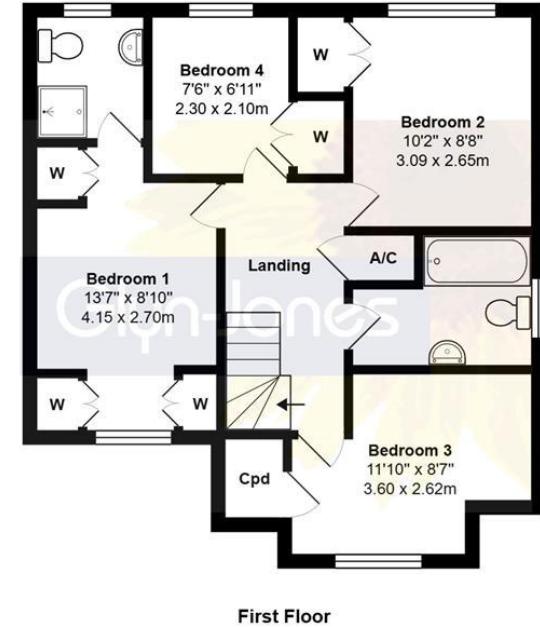
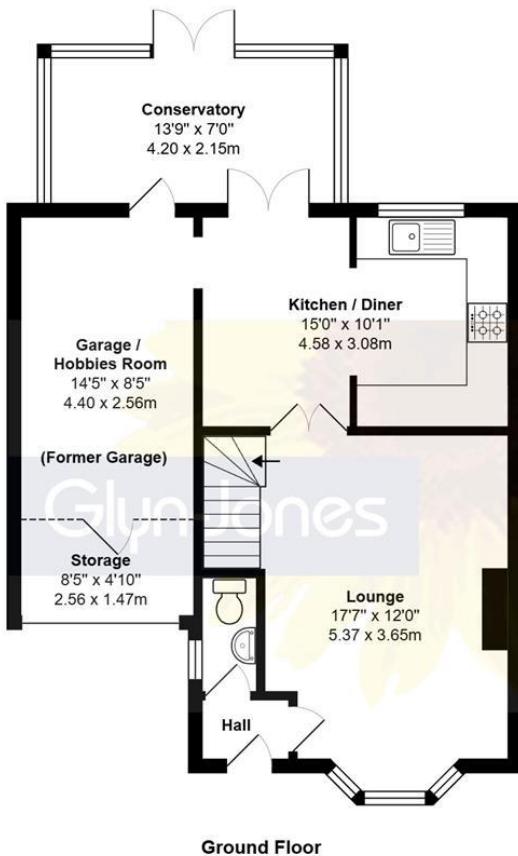




## 23 Barwick Close, Parklands, Rustington, West Sussex, BN16 3TT £450,000 Guide Price (Freehold)



Total Area: 1238 ft<sup>2</sup> ... 115.0 m<sup>2</sup>

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

**Tenure:** Freehold

**Private Estate Fee:** £219.81 per annum (2025)

**Energy Efficient Rating:** C

**Council Tax Band:** E

**AGENT'S NOTE:** In accordance with the Estate Agent's Act 1979 we are obliged to inform you that the seller of this property is a member of staff.

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.

**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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



**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.**

Briefly described, the internal accommodation comprises; four bedrooms, the larger of which benefits from an en suite shower room; lounge with feature bay window; a stylish fitted kitchen/dining room; conservatory; hobbies/games room (rear section of former integral garage); contemporary family bathroom; and a ground floor cloakroom.

A notable feature is the well-enclosed rear garden, which is laid mainly to lawn, but also encompasses a paved patio area, surrounding raised borders, and split-level decking that gives access to a timber summerhouse with power.

Additional attributes include a blocked paved driveway providing off-road parking; an integral store (formerly front section of garage); gas central heating via an upgraded boiler (2025); double glazing; a recently replaced front door (2025); and an array of built-in storage throughout.



# 23 Barwick Close, Parklands, Rustington, West Sussex, BN16 3TT

£450,000 Guide Price (Freehold)



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

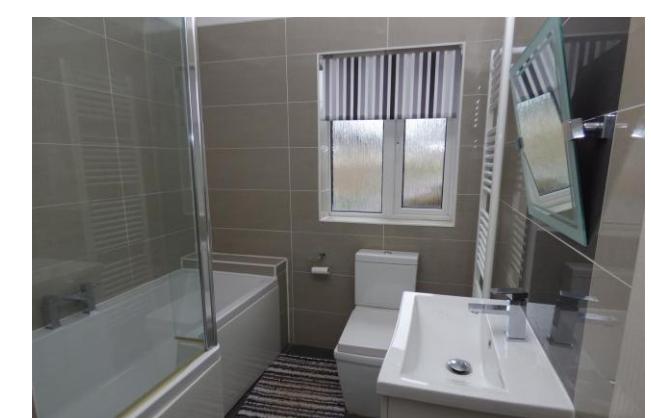
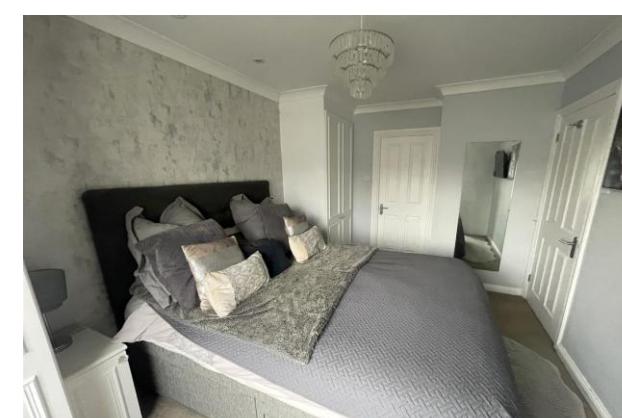


The location of the property is an endearing quality, made all the more popular by its close proximity to Summerlea CP Primary School and accessibility to the A259.

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.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 ★★★★★



Rustington Office  
01903 770095  
[www.glyn-jones.com](http://www.glyn-jones.com)