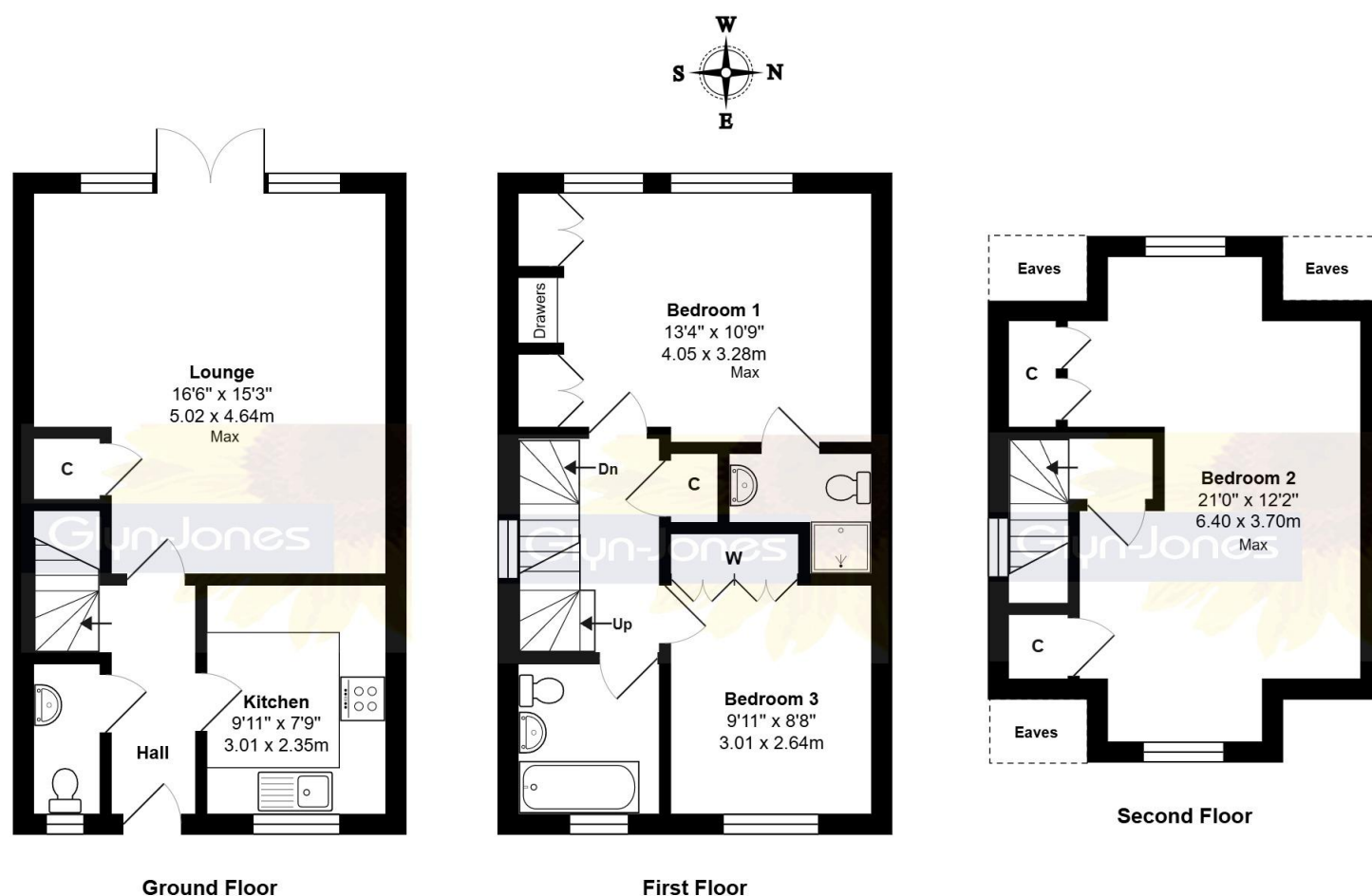


**9 Balmoral Close, Rustington,
West Sussex, BN16 3UT
£360,000 - Freehold**



Total Approx. Floor Area 1093 ft² ... 101.5 m² (Excludes Eaves)

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 1st Image 2025

Property Information

Tenure – Freehold
Estate Fee: approx. £220.03pa

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: C71
Council Tax Band: E

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

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 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



Nestled in the highly sought-after Parklands area of Rustington, this beautifully presented end-of-terrace house offers spacious and flexible accommodation, arranged over three well-appointed floors. Meticulously improved by the present owners, the property is finished to a very good standard throughout, providing a stylish and comfortable family home.

Step inside to discover a welcoming entrance hall, leading to a spacious west-facing lounge/diner that fills with natural light. The adjoining re-fitted Shaker-style kitchen boasts an impressive array of integral appliances—including a fridge/freezer, dishwasher, washing machine, oven, and a 5-ring gas hob—making it the perfect space for both daily living and entertaining. A convenient ground floor W.C. completes this level.

Upstairs on the middle floor, the main bedroom features built-in wardrobes and drawer units and an en-suite shower room/w.c. Additionally on this floor is a further bedroom and a modern re-fitted family bathroom/w.c. On the top floor is a particularly spacious bedroom which offer flexibility for guests, children, or a home office. There is the comfort of a built-in air conditioning unit which serves the larger two bedrooms on both the middle and top floors—ideal for restful nights during the summer months.

The west-facing garden is designed for low maintenance and relaxation, providing the perfect setting to unwind or enjoy al fresco dining. Practical features include gas central heating, double glazing, and an allocated parking space to the side of the property for convenience.

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9 Balmoral Close, Rustington, West Sussex, BN16 3UT
£360,000 - Freehold



Perfectly located, this home is just a few hundred yards from Summerlea School, making it an excellent choice for families. The vibrant centre of Rustington with its array of shops, restaurants, and amenities lies only 0.8 miles away, while Angmering railway station, with direct services to London, is just 1.6 miles from your door.

To fully appreciate all that this outstanding home has to offer, arrange a viewing today.



“a stylish and comfortable family home”



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