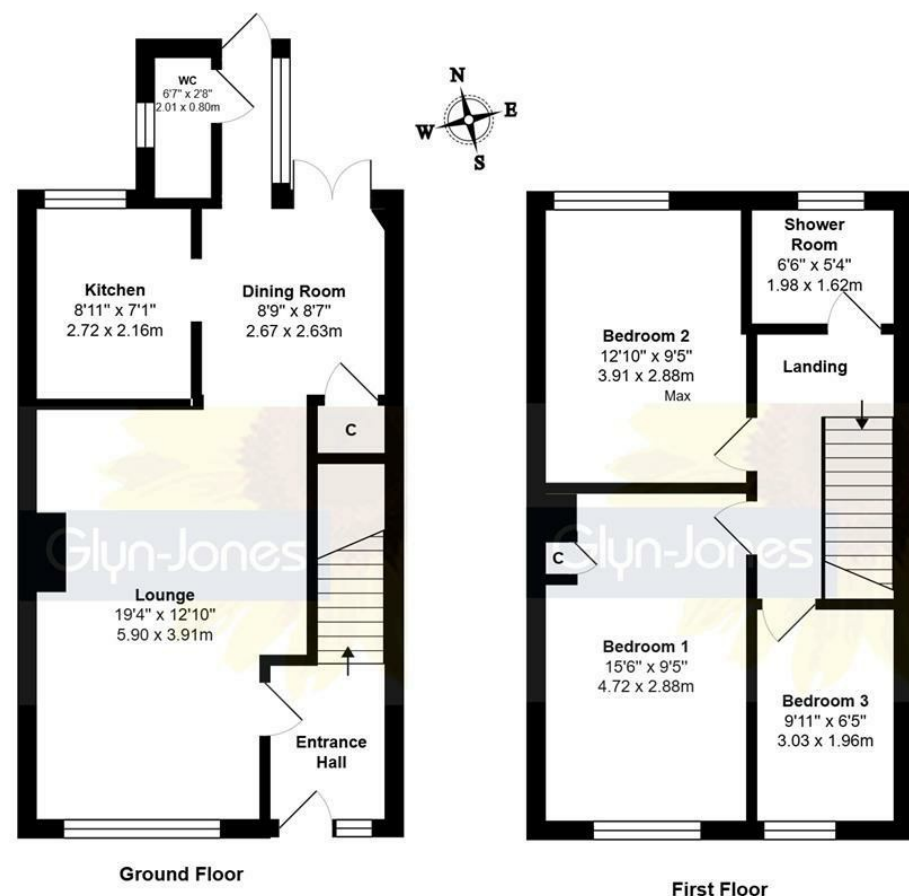


10 Herons Court Close, Rustington BN16 2HT

Offers In The Region Of £340,000



Total Approx. Floor Area 982 ft² ... 91.2 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 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



TENURE - Freehold

Council Tax Band: C

Energy Performance Rating:

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.

WITH OVER...



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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Mid-terraced House
- Spacious Lounge/Dining Room
- Victorian Style Shower Room
- Low-maintenance Gardens
- Popular South Rustington
- Three Bedrooms
- Stylish Fitted Kitchen
- Ground Floor Cloakroom
- Garage in Compound
- EER: TBC

It is our pleasure to introduce this most attractive mid-terraced house to the market following extensive refurbishment and improvement by the current owner.

Located in a delightful off-road position within close proximity to the seafront, this bright and deceptively spacious home is configured with; three bedrooms; generous lounge/dining room encompassing a wood burning stove; stylish 'shaker' style fitted kitchen with a range of integrated appliances; contemporary shower room with Victorian style fittings; and a ground floor cloakroom.

Outside, there is a well-enclosed 'courtyard' style rear garden with pedestrian access from the rear, and an open-plan front garden offering a pleasant southerly aspect across a communal garden.

Additional features include an inviting entrance hall with ornate tiled floor; private garage within a nearby compound; gas central heating; uPVC double glazing; and striking composite cladding on the front elevation.

Hérons Court Close is situated in a secluded setting approximately 0.5-miles from Rustington's comprehensive shopping parade, with its wide variety of shops and restaurants. Many of the village's important amenities, such as Westcourt Medical Centre, library, St Peter & St Pauls church, and three primary schools can all be found within an approximate 1-mile radius.

Public transport links are also close to hand, with several stops for the renowned 701 bus route operating through the village, whilst Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, is located in a distance of 2-miles.

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



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



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WITH OVER...



At an Average rating of

4.9/5



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