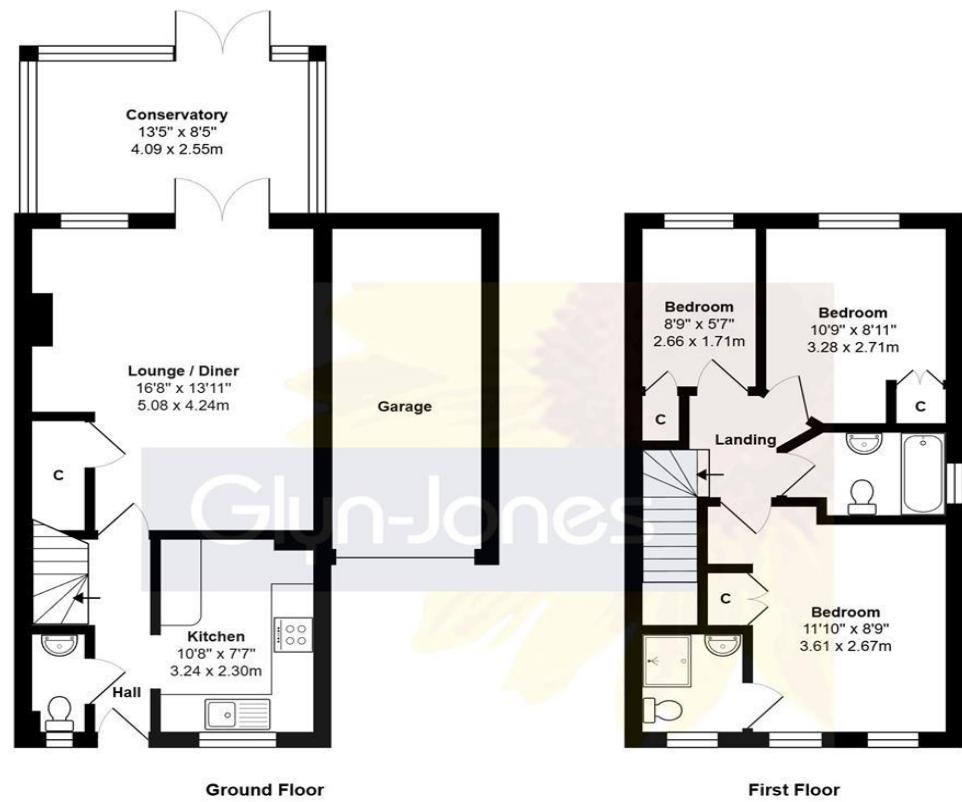




1 Larkspur Close, Littlehampton

West Sussex BN17 6WB

£385,000 (Freehold)



Council Tax Band: D
Energy Efficiency Rating: C
Tenure: Freehold

WITH OVER...



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.



Pleasantly situated on the popular 'Marlborough Place' development, this modern link-detached house presents a great opportunity for a wide range of buyers. Offered for sale with no onward chain, this inviting home is perfectly placed to enjoy all the conveniences and amenities that this desirable neighbourhood has to offer.

The property boasts three bedrooms, with the principal bedroom benefitting from its own en-suite. The spacious lounge dining room opens in to a conservatory overlooking the enclosed, low-maintenance rear garden. The modern kitchen is thoughtfully designed, making it both stylish and practical for daily use, complemented by a family bathroom and an additional ground floor cloakroom for added convenience.

Outside, the driveway leads to a single garage. The rear garden is paved for ease of maintenance with useful gated side access. The front garden is laid to lawn.



Rustington Office
01903 770095
www.glyn-jones.com

1 Larkspur Close, Worthing, West Sussex, BN17 6WB

£385,000 (Freehold)



Pleasantly situated within the popular Marlborough Place development, which is found on the immediate outskirts of Rustington, approximately 1.25 miles from the village centre, with its comprehensive shopping parade. Marlborough Place is made all the more favourable by its proximity to the Summerlea CP School. There are also two equidistant convenience stores located within nearby fuel stations (approx. 1 mile) Public transport links are also close to hand, with the useful 700 bus route operating along nearby Worthing Road, and two mainline railway stations - Angmering and Littlehampton - found in an equivalent distance of approximately 2.5 miles, both offering a regular service to London Victoria.



*modern link-detached house, offered for sale
with no onward chain*



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of
4.9/5 ★★★★★



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