

Total Approx. Floor Area 1438 ft<sup>2</sup> ... 133.6 m<sup>2</sup> (Includes Garage & Lean To)

Whilst every afterript 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, Prapared by Jim 2025.

**Council Tax Band:** E

**Energy Efficiency Rating:** C

Tenure: Freehold



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Glyn-Jones

## 3 The Martlets, Rustington, West Sussex, BN16 2TZ £485,000 (Freehold)





A rare opportunity has arisen with the marketing for sale of this attractive 'Georgian' style link-detached house, delightfully positioned in close proximity to the seafront and picturesque Mewsbrook Park.

The bright and spacious accommodation is a particular asset, with the configuration of the rooms comprising; three bedrooms, all of which benefit from built-in wardrobes; a west facing lounge encompassing a feature bay window; separate dining room; sizeable kitchen, with adjacent lean-to; conservatory; modern first-floor shower room; and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden with gated side access, and a recently revamped open plan front garden/driveway enabling generous off-road parking.

Additional attributes include an adjoining garage with electric roller door, power, light, and internal access through to the utility room; gas central heating via a combination boiler system; and double glazing incorporating some striking 'Georgian' style windows.







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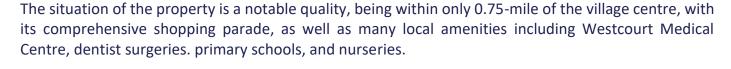
## 3 The Martlets, Rustington, West Sussex BN16 2TZ £485,000







... a recently revamped open plan front garden/driveway enabling generous off-road parking.



Furthermore, Littlehampton Wave leisure centre, a useful convenience store, and a local bus service can all be found within an approximate 0.25-mile radius, whilst two mainline railways located at Angmering and Littlehampton provide a regular service to London, both of which can be found within an equivalent distance of 2 miles.













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