

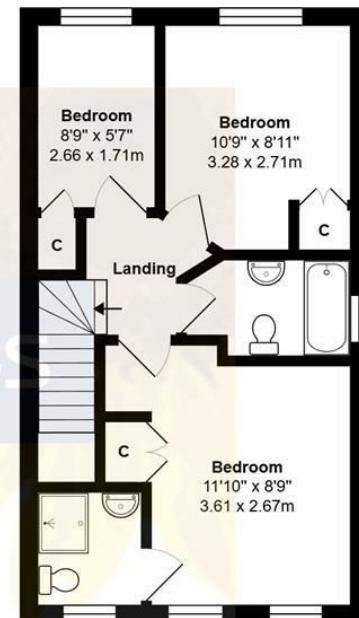


# 1 Larkspur Close, Marlborough Place

£395,000 - Freehold



Ground Floor



First Floor

Total Area: 1029 ft<sup>2</sup> ... 95.6 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

Council Tax Band:

Energy Performance Rating: C

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  
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- Modern Link-Detached House
- Three Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Gas Heating
- Offered For Sale With No Onward Chain
- Two Bathrooms (One En-Suite)
- Conservatory
- Driveway & Garage
- No Onward Chain

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 popular 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.

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.



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4.9/5 ★★★★★



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1 Larkspur Close, Marlborough Place, Littlehampton, West Sussex, BN17 6WB

