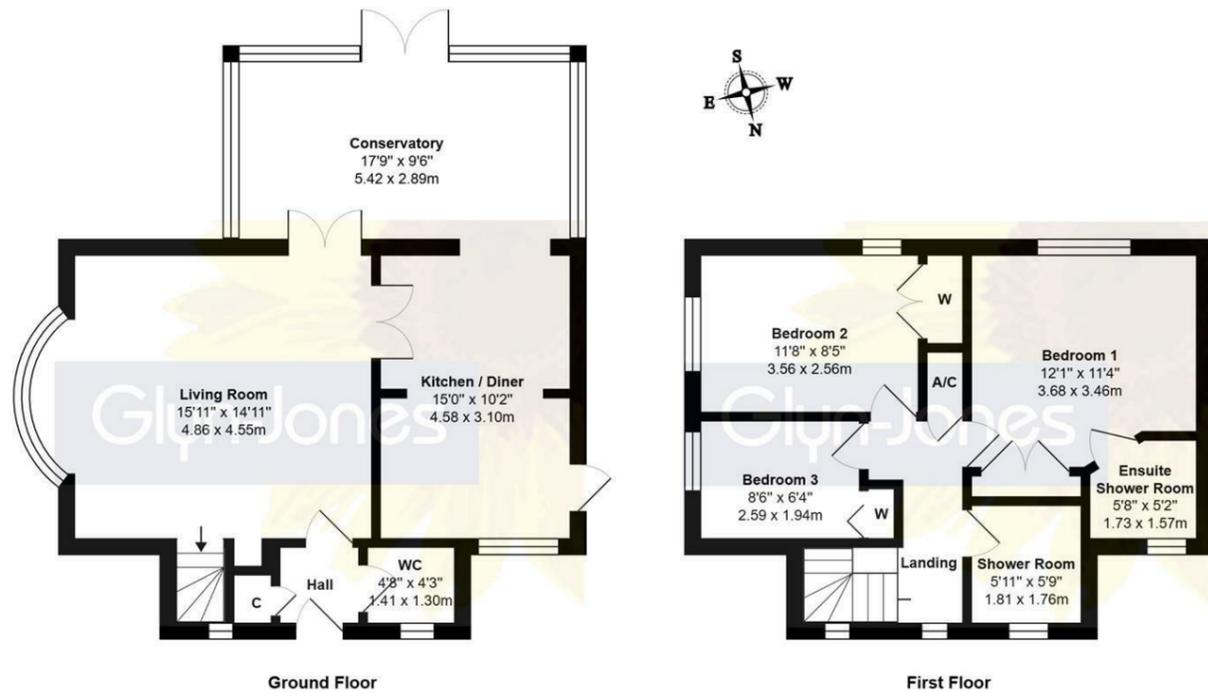


7 Windsor Drive, Rustington Littlehampton BN16 3SW

£465,000 - Freehold

Glyn-Jones



Total Area: 1145 ft² ... 106.4 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 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 2026



TENURE - Freehold

Council Tax Band: E

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

- Modern Style Detached House
- DOUBLE GARAGE & DRIVEWAY
- Kitchen/Dining Room
- Independant Shower Room
- Southerly Facing Rear Garden
- Three Bedrooms (One En Suite)
- Dual Aspect Living Room
- Conservatory (Tiled Roof)
- Ground Floor Cloakroom
- EER: TBC

Occupying a generous corner plot position within the highly regarded Parklands development is this attractive detached house, which is now offered for sale boasting the notable benefit of a DOUBLE GARAGE.

Briefly described, the well-appointed internal accommodation comprises; three bedrooms, the larger of which benefits from an en suite shower room; a spacious dual aspect living room featuring a striking bay window; modern fitted kitchen/dining room; an enlarged conservatory with pitched tiled roof; independent first floor shower room; and a ground floor cloakroom.

The picturesque rear garden is a particular feature, with its well-stocked borders offering a vast array of plants, bushes, and trees. There is also a timber workshop/storage shed, secure rear gated access, and side access into the aforementioned garage; the latter of which benefits from power, light, and an electric roller door.

Additional attributes include a generous blocked paved driveway on the approach to the garage; fitted solar panels (owned); gas central heating; uPVC 'leaded light' style double glazing; and an extensive array of built-in storage.

Constructed by reputable local builders, Hargreaves, the Parklands development is made popular by encompassing the popular Summerlea CP Primary School, as well as being within close proximity to Rustington's comprehensive village centre, with its busy shopping parade (approximately 0.75-mile), and its picturesque seafront (approximately 1.5-miles).

Public transport links are close to hand, with bus routes operating along nearby Worthing Road, and Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, found in approximately 2-miles.

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



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



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Rustington
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