



Total Area: 1399 ft² ... 130.0 m² (Includes Garage)

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 Jm 2022

Estate Fee: We have been advised by the seller that the current approximate fee is £169.00 per annum

Council Tax Band: D

Energy Efficiency Rating: D

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

7 Hamilton Close, Parklands, Rustington, BN16 3TN £415,000 (Freehold)

Glyn-Jones



Occupying a larger-than-average sized plot within the highly regarded Parklands development is this three-storey end terraced house, which is now offered for sale with the notable benefit of NO ONWARD CHAIN.

The spacious and versatile accommodation comprises; three/four bedrooms; lounge/dining room with feature bay window; kitchen/dining room; ground floor reception room/bedroom four; bathroom/WC; ground floor cloakroom. There is also internal access from the entrance hallway into an INTEGRAL GARAGE boasting power and light.

The generous rear/side garden is an outstanding feature, being mainly laid to lawn and affording the property great scope to extend (subject to planning consent). To the front there is a double width driveway and an open-plan area of garden.

Additional attributes include gas central heating via an upgraded boiler; 'Georgian' style PVCu double glazing; and an extensive range of built-in storage throughout.

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The location of the property is made all the more popular by its close proximity to Summerlea CP Primary School, as well as accessibility to the A259 and bus routes operating along nearby Worthing Road.

Rustington's comprehensive village centre is situated within 1.25 miles, whilst its picturesque seafront can be found within an approximate 1.5-mile distance. Additionally, Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, is located in approximately 2 miles.



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