



Council Tax Band: D

Energy Efficiency Rating: C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

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

£350,000 Freehold

Glyn-Jones



Pleasantly situated on the popular Marlborough Place development, this extended modern semi-detached house offers the ultimate in contemporary family living. Boasting three bedrooms, with the main room benefitting from an en-suite shower room, while the additional family bathroom and ground floor cloakroom provide ample convenience for guests and residents alike.

The heart of the home centres around an impressive open plan living space, thoughtfully designed for both relaxation and entertaining. The lounge flows effortlessly into the dining area and a contemporary style kitchen, fitted with a range of modern high gloss units with a useful central island, roof lantern and bi-fold doors opening onto the rear garden.

The rear garden is enclosed and features a decked area perfect for al fresco dining and an expanse of artificial lawn, with useful gated side access. To the front is a garage with light and power and additional parking in front.



Rustington Office
01903 770095
www.glyn-jones.com

10 Larkspur Close, Marlborough Place, Littlehampton, West
Sussex, BN17 6WB
£350,000 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.



“ A well-presented family home occupying a
quiet position on this popular development ”

