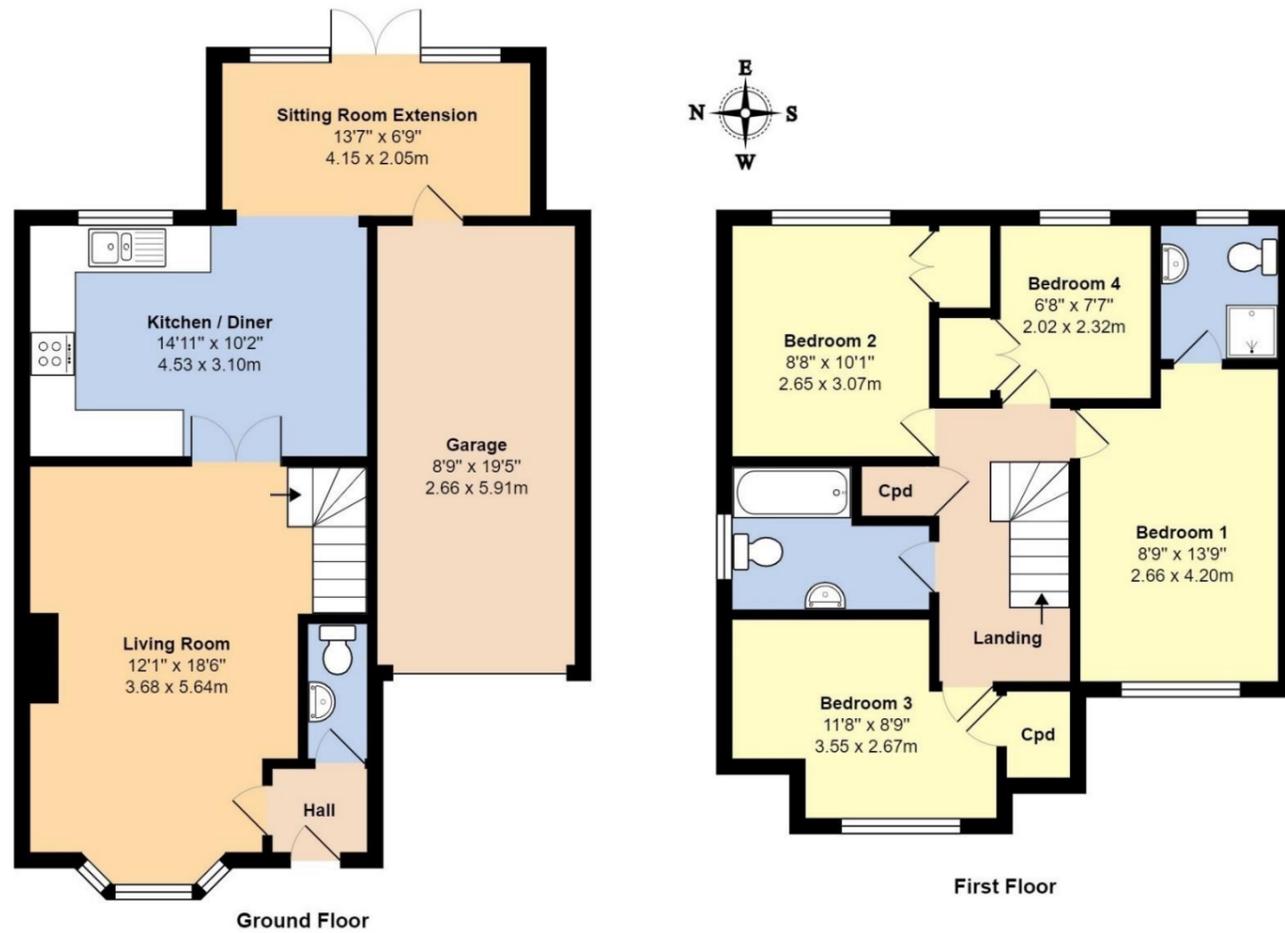


Floorplan -



Total Area: 1224 ft² ... 113.7 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 Jtm 2021

Council Tax Band - E
Energy Efficiency Rating - D

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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**19 Barwick Close, Parklands
Rustington, West Sussex BN16 3TT**
Offers in excess of £490,000

Glyn-Jones



An extended four bedroom detached house offered for sale having been refurbished to a high standard throughout, in a contemporary and stylish design.

Updated and improved to exacting standards, this detached house is offered for sale, in our opinion, in very good order throughout, benefitting from a superb high gloss, fitted kitchen / diner, with Quartz worktops and quality 'Bosch' integral appliances. The original conservatory has been removed and a brick extension built in its place creating a second sitting/garden room overlooking to the rear of the property.

The accommodation comprises, on the ground floor; entrance hall; refurbished cloakroom; bright and spacious sitting room; quality fitted kitchen/diner; sitting/garden room extension. On the first floor; master bedroom, with refitted en-suite shower room; three further bedrooms; contemporary family bathroom.

Other features include; gas fired central heating, uPVC double-glazing, storage cupboards in all bedrooms, enclosed and secluded low maintenance rear garden; large integral garage measuring over 19' with utility area, and driveway providing off road parking.

Internal viewing is highly recommended.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

19 Barwick Close, Parklands, Rustington, West Sussex BN16 3TT



Location –

Barwick Close is located on the popular Parklands development, constructed by the highly reputable local developer Hargreaves, in 1998.

Most amenities are close to hand, including primary and secondary schools, and there is quick access to trunk roads for easy commuting. Rustington village is less than a mile away and offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

The seafront can be found within approximately a mile and a half and Angmering station with a regular service to London Victoria (90 mins) is a similar distance.



Gardens – The property enjoys a low maintenance rear garden measuring approximately 40' x 30', mainly laid to artificial lawn with area of raised timber decking, enclosed shrub borders with a number of young trees and shrubs. There is an area of paved patio adjacent to the property, a timber garden shed, outside water tap and lighting. All well enclosed by tall timber panel fencing, with side access gate. To the front there is an open plan garden laid to artificial lawn for ease of maintenance.

Integral Garage – Measuring 19'5 x 8'9, approached via private driveway with remotely operated roller door, power and light. Area designated as utility with sink, storage and plumbing for washing machine, gas boiler, and personal door to sitting/garden room extension.

