

3 Cowdray Close

Rustington, Littlehampton, BN16 3SU

Guide price £475,000

Freehold Council Tax Band E



We are delighted to offer for sale this attractive detached family home, beautifully maintained and presented throughout.

The accommodation comprises entrance hall leading to a ground floor W/C, spacious bay fronted living room which opens via double doors into a stunning kitchen/diner. The kitchen is fitted with a range of base and eye level units, and features a breakfast bar, making it ideal for both everyday living and entertaining. Further ground floor benefits include a separate utility room and a conservatory enjoying delightful views over the rear garden.

To the first floor, the property offers four well proportioned bedrooms, with the fourth currently utilised as a dressing room. The main bedroom benefits from an en suite shower room, complemented by a modern, well appointed family bathroom.

Externally, the property offers a block paved driveway to the front with gated side access. There is a useful garage/store with up and over door. The South facing rear garden is mainly laid to lawn and bordered by mature shrubs and trees, creating a private and attractive outdoor space. There is also a raised decked seating area, patio, and storage unit access via to other side of the property.

Additional benefits include gas fired central heating, double glazing and plantation shutters throughout.

### Entrance Hall





## Ground Floor W/C

Bay Fronted Living Room  
18' x 14'10 (5.49m x 4.52m)

Stunning Kitchen/Diner  
24'2 x 10'4 (7.37m x 3.15m)

Conservatory  
14'5 x 6'11 (4.39m x 2.11m)

Separate Utility Room  
8'2 x 5'2 (2.49m x 1.57m)

Bedroom One  
15'10 x 8'8 (4.83m x 2.64m)

En-Suite Shower Room

Bedroom Two With Fitted  
Wardrobe  
10'9 x 8'8 (3.28m x 2.64m)

Bedroom Three  
11'10 x 8'10 (3.61m x 2.69m)

Dressing Room/Bedroom Four

Family Bathroom

South Facing Rear Garden

Garden Store

Garage/Store  
8'8 x 3'9 (2.64m x 1.14m)

Block Paved Driveway

Floor Plan



Viewing

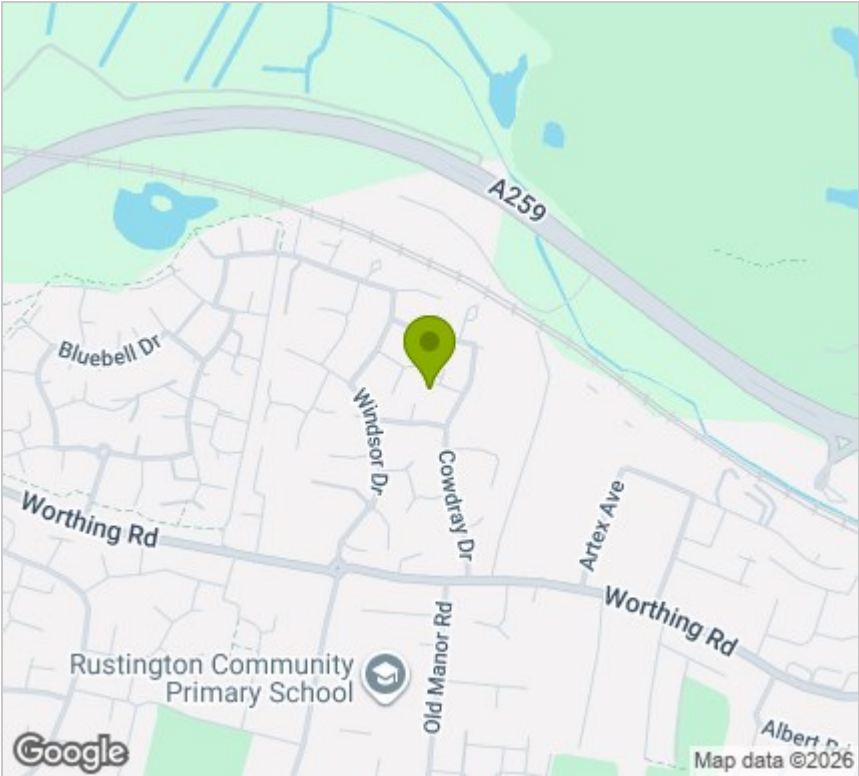
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

