



## Summerley Close, Rustington, BN16 3TU

Freehold

Three Bedrooms • A Detached House • South-Facing Garden • Garage and Driveway • Corner Plot • Living Room with Bay Window • Conservatory • Located in the Popular Parklands Estate • Approx. 1054 sq. ft (97.9 sq. m)

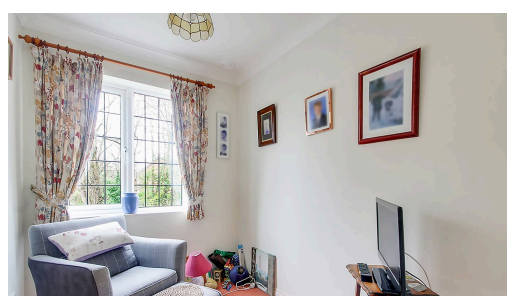
*Cooper Adams*

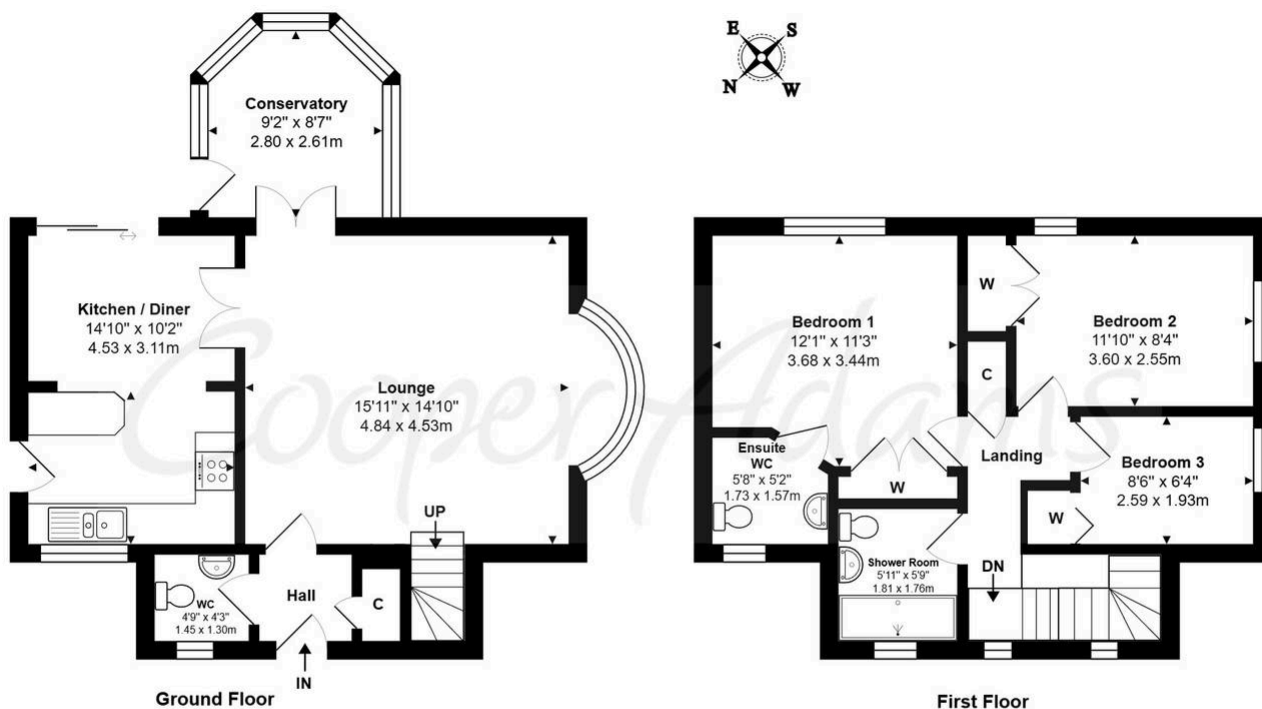
Situated on a corner plot within the popular Parklands Estate, this three-bedroom detached house offers well-balanced accommodation with the benefit of a south-facing garden, garage and driveway. The ground floor includes a living room with a bay window to the front, a kitchen/diner with doors leading directly into the garden, and a conservatory providing additional reception space. Upstairs, there are three bedrooms, including a primary bedroom with en-suite with the option to re-instate the shower, along with a separate family bathroom. Located close to commuter links including the A259 and within easy reach of Summerlea Primary School, this home is well suited to families or those looking to downsize.

*The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.*



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





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Total Area: 1054 ft<sup>2</sup> ... 97.9 m<sup>2</sup>

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

Council Tax band: E, EPC Energy Efficiency Rating: TBC

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