



Fircroft Crescent, Rustington, Littlehampton, BN16 3HS

Offers Over £425,000







We are pleased to be able to offer to the market a very well presented, extended, semi detached bungalow. The property offers two double bedrooms, open plan lounge, dining room and fitted kitchen. The property also benefits from off road parking and a private rear garden.





## Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Modern Shower Room
- Fitted Kitchen
- Lounge
- Dining Room
- Off Road Parking
- Well Landscaped Rear Garden
- Close To Rustington Village
- Viewing Highly Recommended.



2 Bedrooms



1 Bathrooms



2 Reception Room

### INTERNAL

Front door leading into the entrance hall with access to storage cupboards and doors leading to all rooms. The primary bedroom and bedroom two are located to the front of the property. The kitchen/ lounge and dining room are open plan and flow nicely into one another while still feeling like separate rooms. The modern fitted kitchen offers cream wall and base units with spaces for under counter fridge and under counter freezer, range master style oven, space for washing machine, 1 1/2 bowl sink/ drainer. The dining room benefits from double doors leading out to the rear garden and a door leading out to the side. The modern shower room comprises of walk in shower, wash hand basin with storage below. The WC is located just next door to the bathroom.

### EXTERNAL

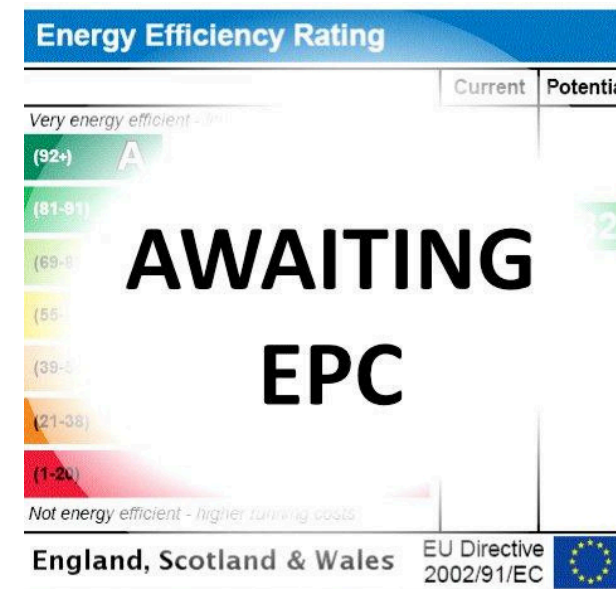
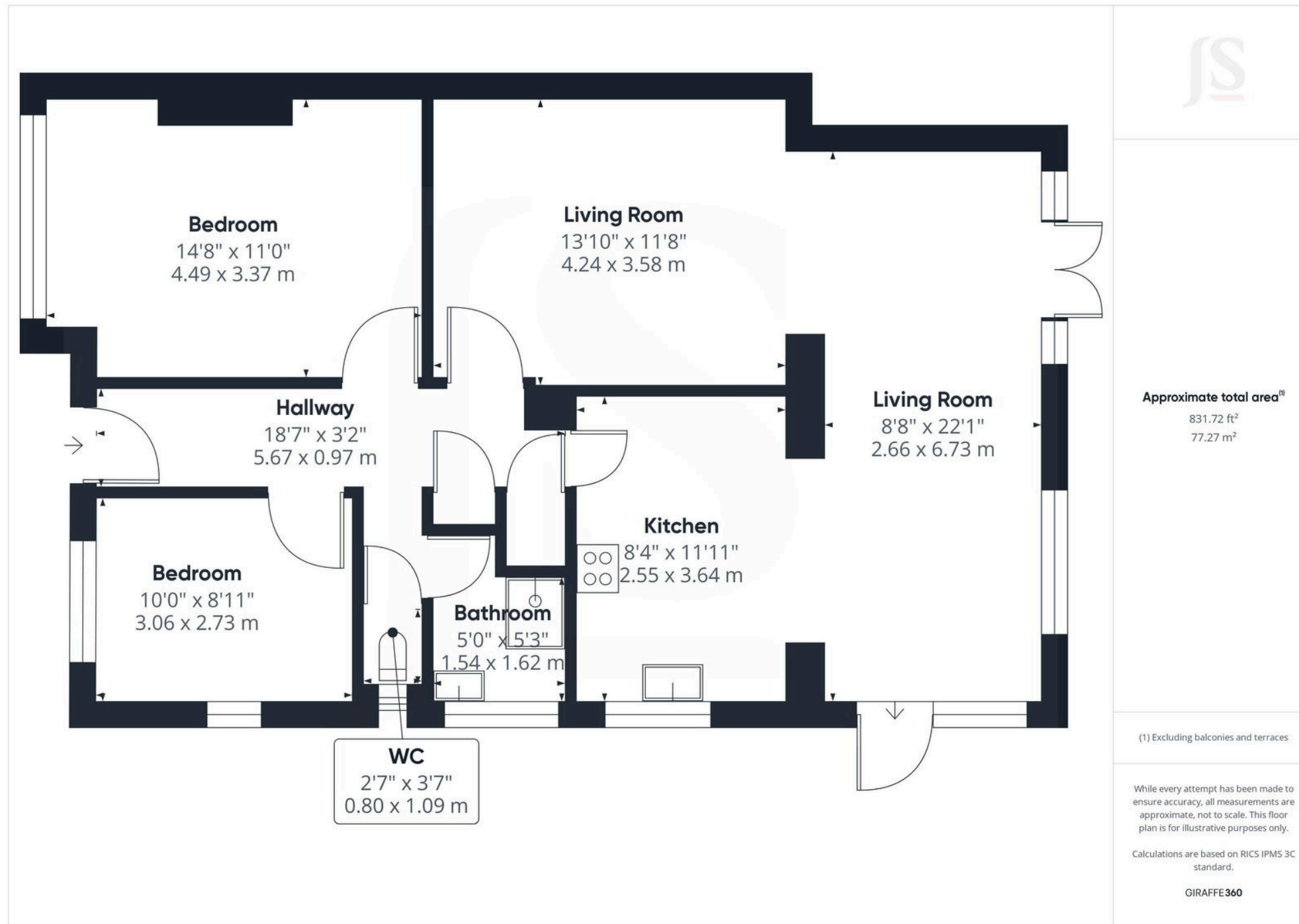
To the front of the property there is off road parking for several cars that has been laid to shingle. with timber gate giving rear access. The rear garden has been laid to lawn with decking, shingle sections and floral borders.

### LOCATION

Rustington village is located only 0.6 miles away from the property and offers shopping facilities including cafe's, restaurants, pharmacy and many more shops. Angmering mainline railway station can be found within approximately 0.9 miles away from the property. Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.







## Property Details:

Floor area (as quoted by EPC): 89 sqm

Tenure: Freehold

Council tax band: c

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.