



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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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.

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## Area Map



## Energy Efficiency Graph

