



## 17 Windsor Drive, Rustington – BN16 3SW

£700,000 Freehold

• Beautifully refurbished five-bedroom family home finished to an exceptional modern standard throughout, offering spacious and versatile accommodation ideal for family living • • Impressive open-plan kitchen and dining space, the true heart of the home, featuring a statement island • • Excellent ground floor living and entertaining space, including a spacious dual-aspect lounge, conservatory, separate study or home office, and practical utility room • • Five generous double bedrooms, including a striking principal suite with vaulted ceilings • Double garage and driveway parking for multiple vehicles, providing excellent practicality alongside the beautifully presented home.



This truly stunning five-bedroom family home is a must-see property. Situated on the highly regarded Parklands Estate in Rustington, the location is favoured for its convenient access to local amenities, well-regarded schools, shops and the nearby seafront. Parklands has remained a desirable development since its construction over 20 years ago, and this particular home has been fully refurbished and thoughtfully updated to a superb modern standard.

The property now offers the space, layout and quality of finish many buyers are searching for, with a stylish, high-end specification throughout. The true heart of the home is the impressive kitchen-dining space, which delivers an immediate "wow" factor. The kitchen features a striking central island with a waterfall quartz worktop, a range of integrated appliances including dual hide-and-slide Neff ovens, and recessed mood lighting that enhances the contemporary feel. Designed with entertaining in mind, large bi-folding doors open directly onto the south-facing rear garden, creating a fantastic indoor-outdoor living space. The lounge connects seamlessly with the kitchen area and is a spacious dual-aspect room filled with natural light. Further bi-folding doors open through to the rear conservatory, allowing the entire ground floor entertaining space to flow beautifully together. Practicality is equally well considered. The ground floor also includes a separate study or home office, a useful utility room, and access to the large double garage, which is fitted with power, lighting and an electric door.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Upstairs, the property continues to impress with five generously proportioned bedrooms. The principal bedroom is particularly striking, with excellent proportions and vaulted ceilings creating a wonderful sense of space. This room also benefits from built-in wardrobes and a stylish en-suite shower room. Bedroom two is another generous double room and also enjoys the benefit of its own en-suite. The remaining three double bedrooms are served by the modern family bathroom, fitted with a bath and overhead shower. With its high-end kitchen and bathrooms, vaulted ceilings, spacious layout and double garage, this is an exceptional home for buyers seeking a beautifully finished property that is ready to move straight into

**Kitchen Diner, 20' 3" x 12' 6"**

**Lounge, 19' 10" x 12' 1"**

**Conservatory, 8' 7" x 8' 10"**

**Study, 9' 5" x 6' 6"**

**Bedroom 1, 10' 0" x 10' 9"**

**Bedroom 2, 8' 5" x 10' 5"**

**Bedroom 3, 9' 11" x 12' 7"**

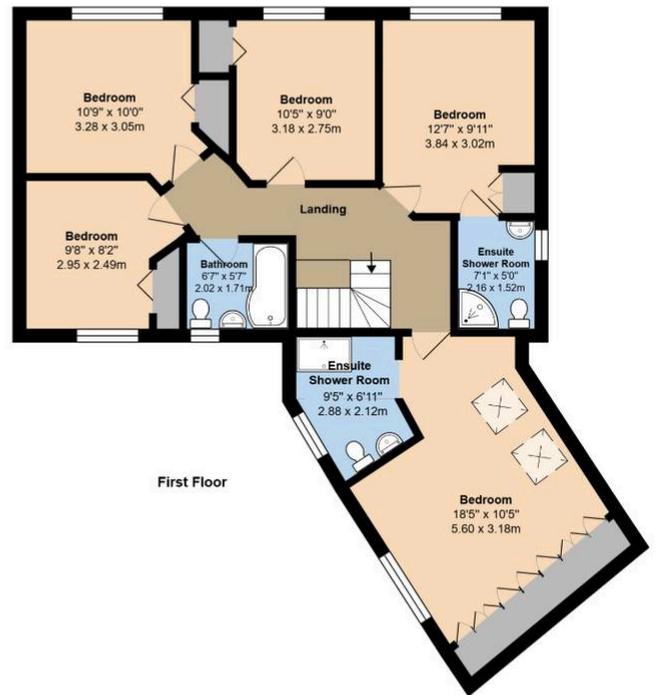
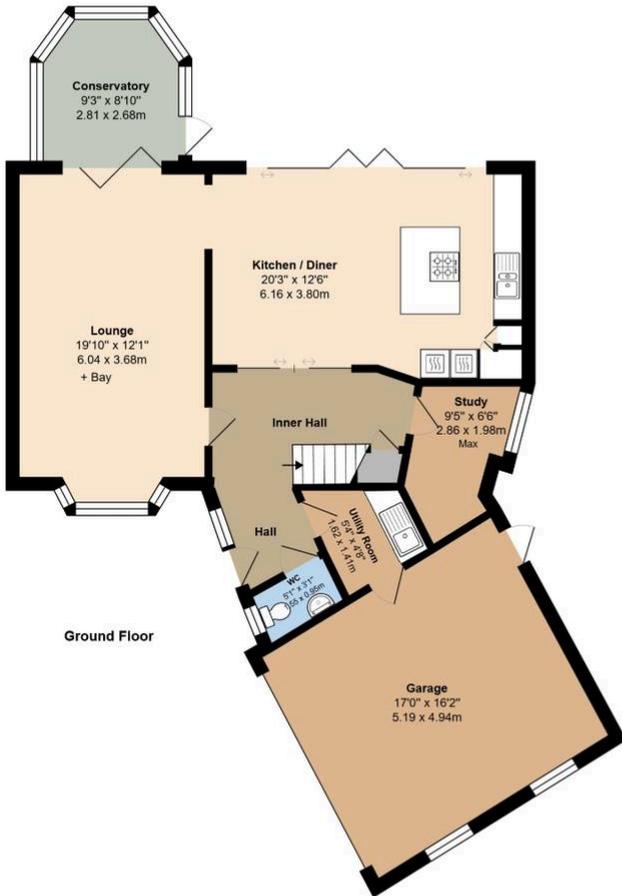
**Bedroom 4, 8' 2" x 9' 8"**

**Bedroom 5, 18' 4" x 10' 5"**

**Garage 17' 0" x 16' 2"**







Total Area: 2104 ft<sup>2</sup> ... 195.5 m<sup>2</sup> (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.  
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