



Cooper Adams



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Station Road, Rustington, BN16 3AY

Freehold

Three Double Bedrooms • A Characterful Cottage Built in 1901 • NO ONWARD CHAIN! • Fully Renovated Throughout with Original Victorian Features • Modernised Victorian Annex with En-Suite • Driveway for Multiple Cars • Large Garden Office • Half a Mile to Rustington Village • Fantastic Public Transport Links Nearby • Approx. 1224 sq. ft (113.7 sq. m)

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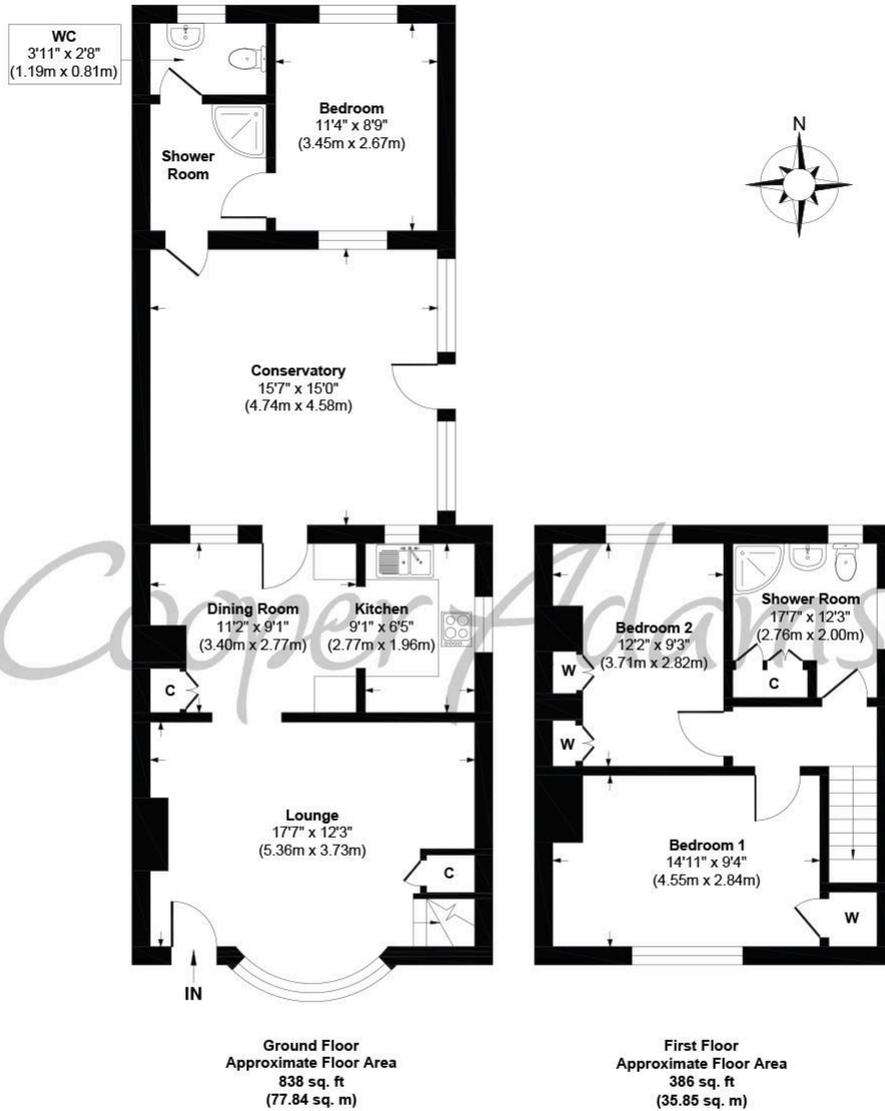
This characterful cottage built in 1901 is a true gem! The cottage has undergone a complete renovation and offers the perfect mix of old and new, with original Victorian features that have been lovingly preserved blending seamlessly with modern touches. The property boasts three double bedrooms, a driveway with space for multiple cars, and a large garden office ideal for those seeking a peaceful work environment. Additionally, the separate Victorian annex with its own en-suite bathroom offers even more versatility with the potential for a small Airbnb business. This wonderful home is located within easy access to the beach, just half a mile from Rustington Village for Waitrose, health services and more, plus the added benefit of excellent public transport links right outside your new front door!

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



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.





Station Road, Rustington. BN16
Approx. Gross Internal Floor Area 1224 sq. ft / 113.69 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D, EPC Energy Efficiency Rating: C

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