



The Leas, Rustington, BN16 3SE

Freehold

Four-Bedrooms • End of Terrace House • Modern Throughout • South-Facing Garden • Driveway & Garage • Great Commuter Links Nearby • Approx. 1271 sq. ft (118.13 sq. m)

Cooper Adams

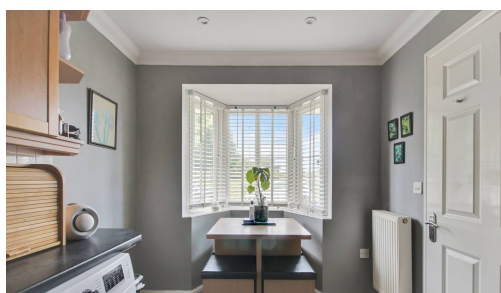
The perfect family home! This three-storey, four-bedroom house benefits from modern decoration throughout, a low maintenance south-facing garden, ample storage, plus a garage and driveway. Commuter links are close by providing direct access into neighbouring towns to the north, east and west, so why not enjoy a day trip out with the family to enjoy all the sites and fun activities that West Sussex have to offer. If you're looking for a spacious home with room for your family to grow, then this might just be the one for you.

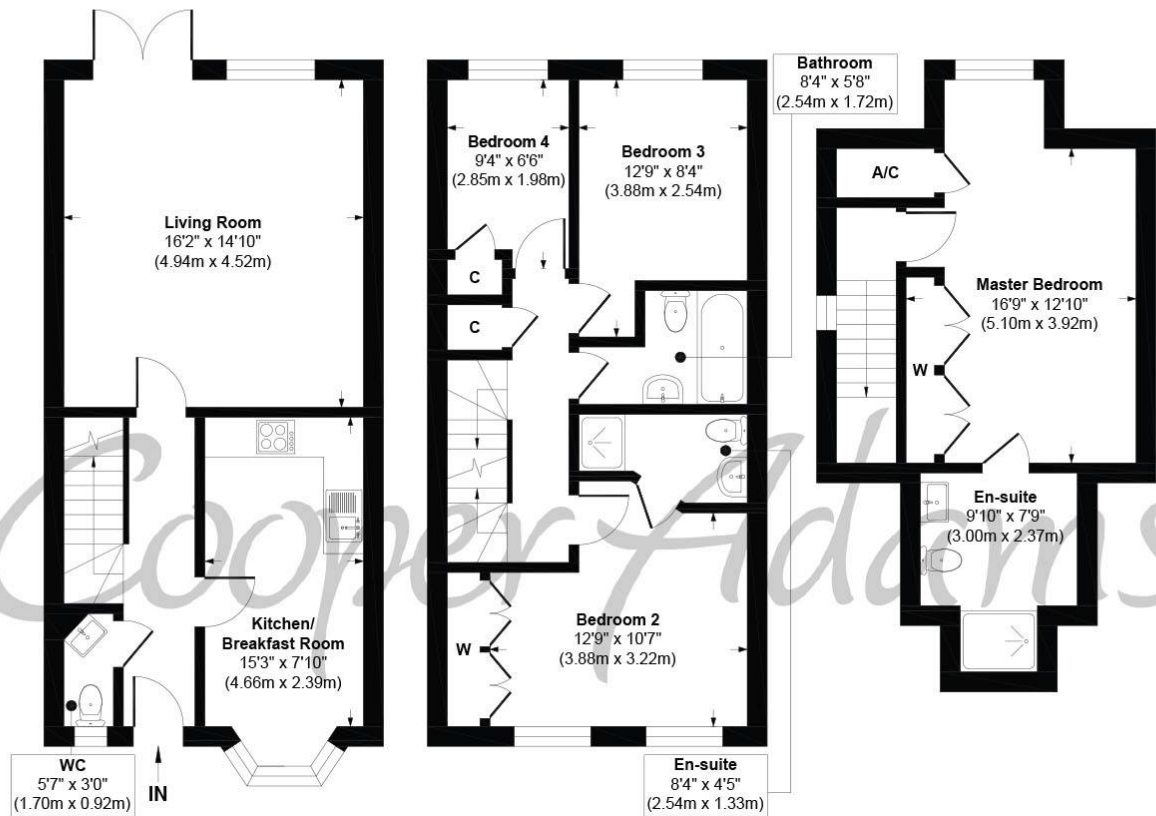
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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.





The Leas, Rustington

Approx. Gross Internal Floor Area 1271 sq. ft / 118.13 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, EPC Environmental Impact Rating: C

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