



## Cordal Close, Rustington, BN16 2JD

Freehold

Four-Bedrooms • Detached Family Home • Direct Sea Views • Private Cul-de-Sac Location • South-Facing Garden • Driveway & Garage • Newly Refurbished Throughout • New Carpets, Boiler, and Flooring • Approx 1823 sq. ft (169.4 sq.m) (£381 per sq ft)

*Cooper Adams*

Coastal living awaits you in this well-presented family home. Tucked away in a quiet cul-de-sac and less than a 2 minute walk from Rustington seafront, this home is one not to miss. With four double bedrooms, a modern kitchen and spacious sitting and dining rooms, this home has plenty of space to entertain and create new memories. Additional benefits include a garage and driveway for a total of 3 cars, and a sunny south-facing garden - perfect for BBQ's with family and friends after a fun day down at the beach! To avoid disappointment please give us a call.

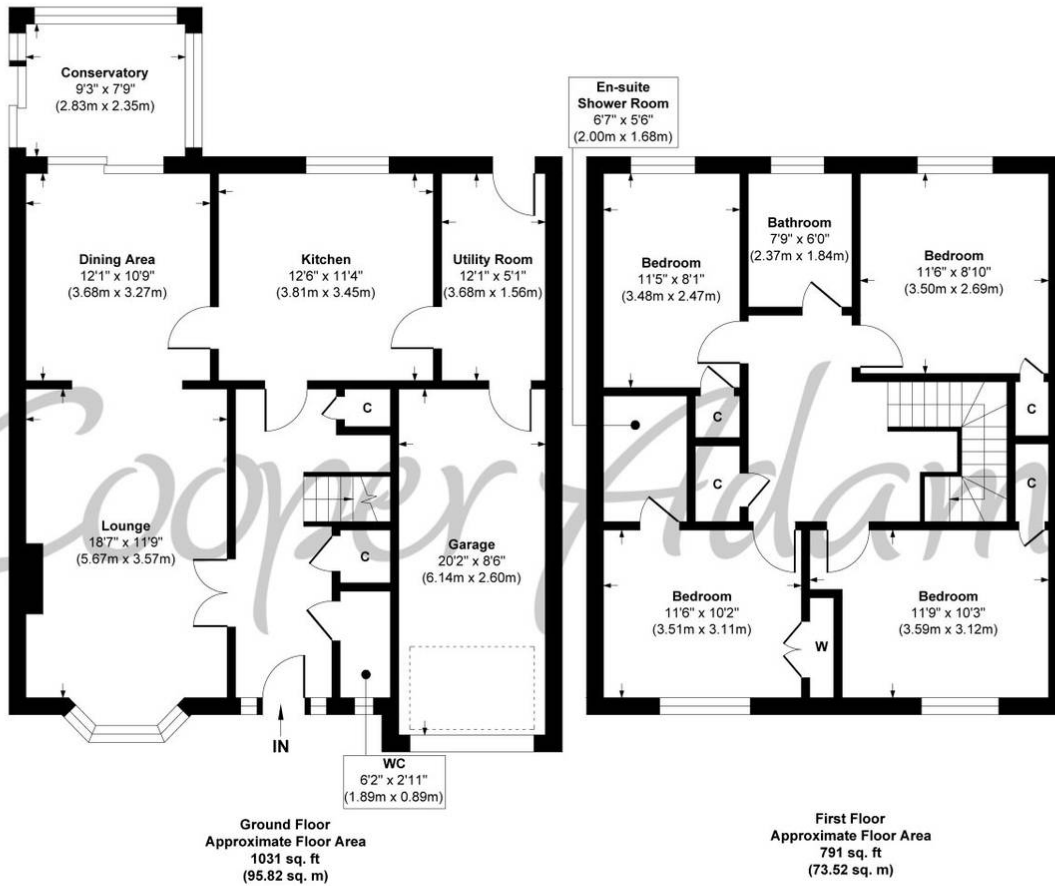
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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.





**Cordal Close, Rustington**  
**Approx. Gross Internal Floor Area 1823 sq. ft / 169.34 sq. m**

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

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Council Tax band: F, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

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VIEWING STRICTLY BY APPOINTMENT

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