



Holmes Lane, Rustington, BN16 2QB

Freehold

Four-Bedrooms • Detached Family Home • South-Facing Corner Plot • Driveway & Garage • Conservatory • Located Close to Rustington Beach • Approx 1484 sq. ft (137.9 sq. m)

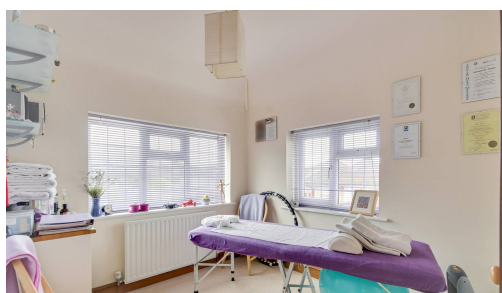
Located in the sunny seaside village of Rustington is this charming four-bedroom detached family home. Engulfed in sunlight all day long with a south-facing aspect, why not grab a good book and head outside in the large enclosed garden. Additional benefits include garage and driveway parking for 2 cars, a modern galley style kitchen with feature skylight and a spacious conservatory, perfect for entertaining family and friends. Situated within equal distance to both Rustington's shops and beach, this home certainly does tick all the boxes!

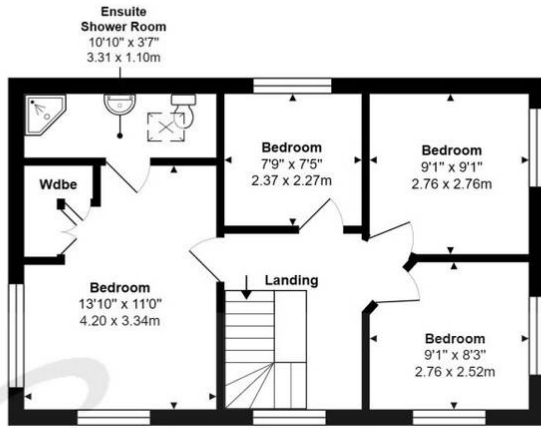
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.

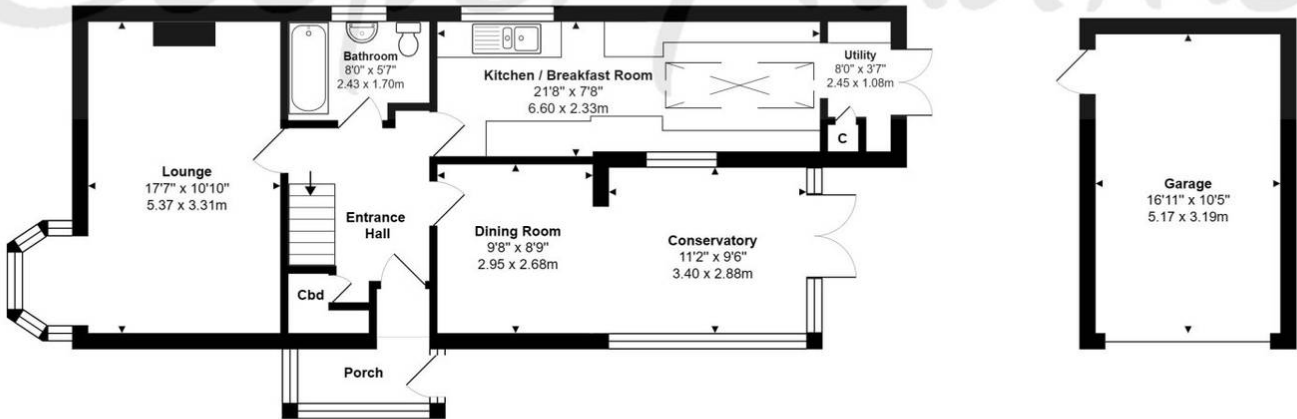


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





First Floor



Ground Floor

Total Area: 1484 ft² ... 137.9 m² (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.
Created by Jtm 2024

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E