

## Arundel Garden, Rustington, BN16 3EH

Leasehold

Three-Bedrooms • Terraced House • LONG LEASE! • South-Facing Low Maintenance Garden! • En-Suite to Primary Bedroom  
• Garage En-Bloc • Popular Church Farm Gardens Development • Approximately 0.2 Miles to Rustington Village • Approx. 958  
sq. ft (89 sq. m)

*Cooper Adams*



Just a moments' walk from the heart of Rustington's idyllic village is this charming three-bedroom house in the popular Church Farm Gardens development! With a south-facing, low maintenance garden and decorated to a high standard inside, plus a garage to the rear - this property is definitely not one to miss. Not only is there plenty to do locally with delightful eateries and shops nearby, but also Rustington's beach and greensward just under a mile away - this property truly does offer the best of both worlds.

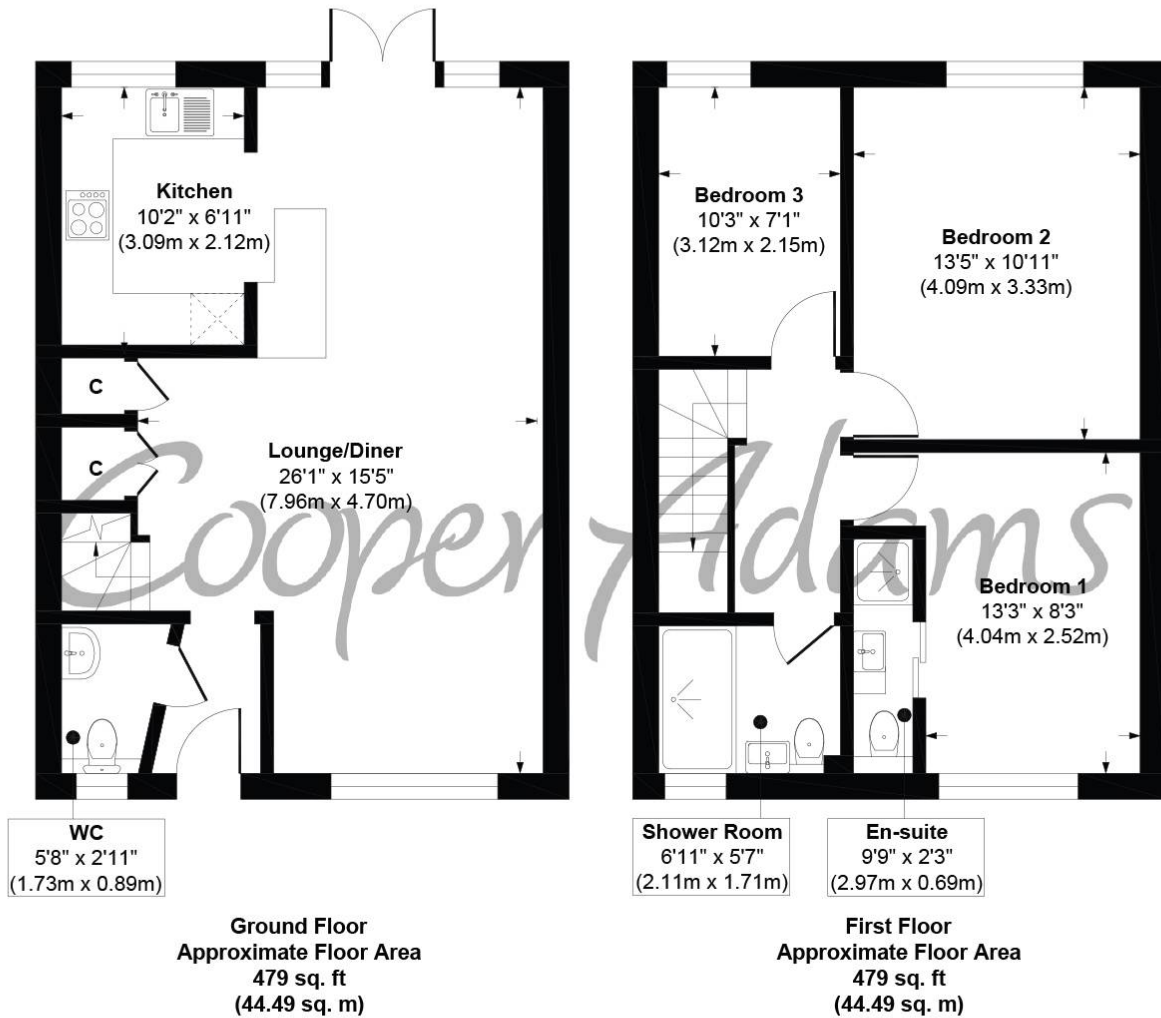
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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.





**Arundel Garden, Rustington**  
**Approx. Gross Internal Floor Area 958 sq. ft / 88.98 sq. m**

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

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

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