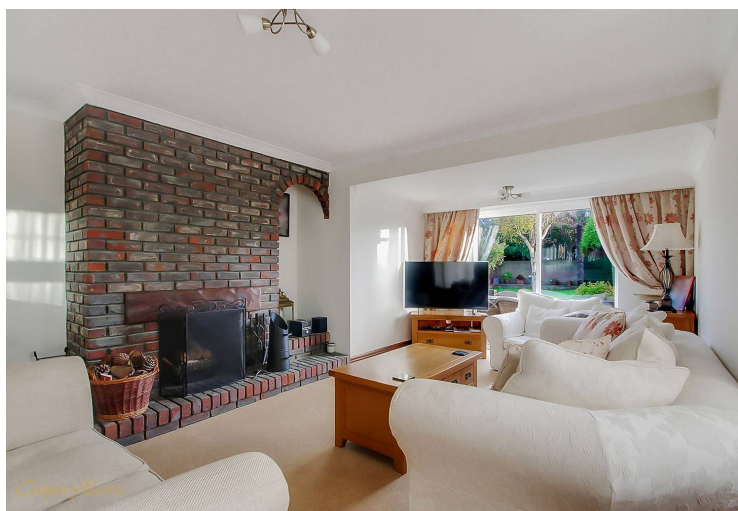




Knightscroft Avenue, Rustington, BN16 2HN

Freehold

Three Double Bedrooms • En-Suite and Dressing Area to Primary Bedroom • Spacious Driveway & Garage • South-Facing Garden • Fully Integrated Kitchen • Feature Fireplace • Sought-After Private Road • Outbuilding with Electrics & Bifold Doors
• Located Close to Rustington Village and Beach! • Approx. 1792 sq. ft (166 sq. m)

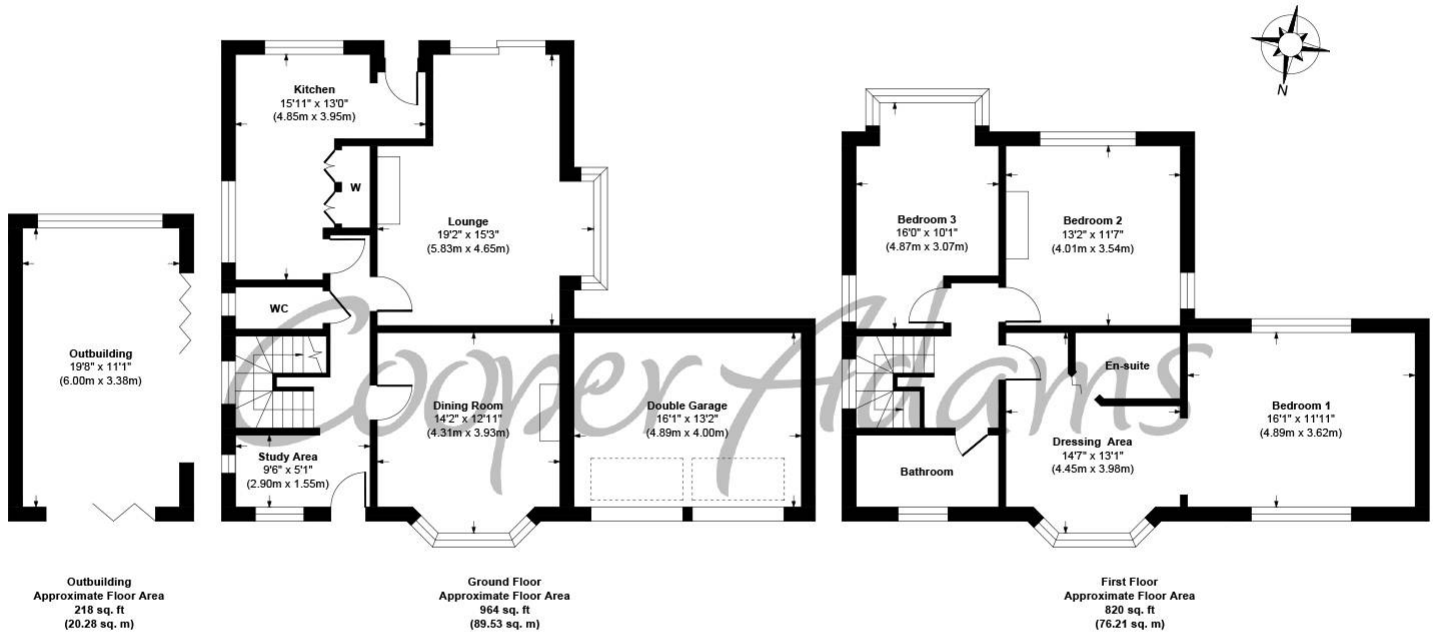
Cooper Adams

Set within a desirable private road is this well-presented, three double bedroom detached home! The entryway provides space for a study area before opening up to the rest of the property. The heart of the home is the fully integrated kitchen, complete with double ovens, breakfast bar and ample storage, leading through to a large living room with a feature fireplace overlooking the sunny south-facing garden. To the front of the property is the dining room, which can be used as an additional bedroom should you wish. A convenient cloakroom is also located on the ground floor. Upstairs, the property features a bright and spacious triple-aspect primary bedroom with en-suite and generous dressing area, complemented by two further well-proportioned bedrooms and a contemporary family bathroom. Outside, the beautifully maintained garden enjoys a southerly aspect and includes a versatile outbuilding with bi-fold doors, ideal as a home office, studio, or entertaining space during the summer months. Completing the property is a garage with an electric up-and-over door, offering both security and convenience.



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.





Knightscroft Avenue, Rustington
Approx. Gross Internal Floor Area 2002 sq. ft / 186.02 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: D, EPC Environmental Impact Rating: E

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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