

53 Park Drive

Rustington, Littlehampton, BN16 3DY

Asking price £450,000

Freehold Council Tax Band D

Situated close to Rustington village centre, we are delighted to bring to the market this four bedroom modern family home.

In brief the accommodation comprises, solid front door into entrance with ground floor cloakroom, open plan living incorporating a modern fitted kitchen/breakfast room, dining area, and a feature extended lounge area with bi-fold doors and roof lantern with intricate lighting.

There is a modern fitted utility room with door giving access to the rear garden, a ground floor bedroom four with en-suite shower room, and to the first floor you can find three good size bedrooms, with bedrooms two and three having fitted wardrobes. There is also a modern fitted family bathroom.

Externally the rear garden has been landscaped for ease of maintenance and is laid to Indian sandstone patio with timber shed and gate giving rear access. The front of the property is arranged to provide off road parking.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Rustington is a highly sought-after seaside village nestled between Brighton and Chichester. Renowned for its vibrant community, the area boasts a fantastic selection of restaurants, cafés, and traditional pubs.

For shopping, Rustington offers an excellent mix of independent boutiques alongside well-known high street names,

Just 0.3 miles away, the picturesque Mewsbrook Park provides a beautiful setting with a boating lake, children's play area, picnic spots, and a well-regarded café.

Littlehampton and Angmering railway stations offer direct routes to London Victoria in approximately 90 minutes, while local bus services provide easy connections to surrounding areas.

Double glazed door into entrance hall

Modern fitted kitchen/breakfast area into

13'6 x 10'0 (4.11m x 3.05m)





Dining area opening onto
14'9 x 13'2 (4.50m x 4.01m)

Living area
12'11 x 12'8 (3.94m x 3.86m)

Utility room
7'4 x 7'4 (2.24m x 2.24m)

Ground floor bedroom four
12'7 x 9'5 (3.84m x 2.87m)



En-suite shower room
7'11 x 7'10 (2.41m x 2.39m)

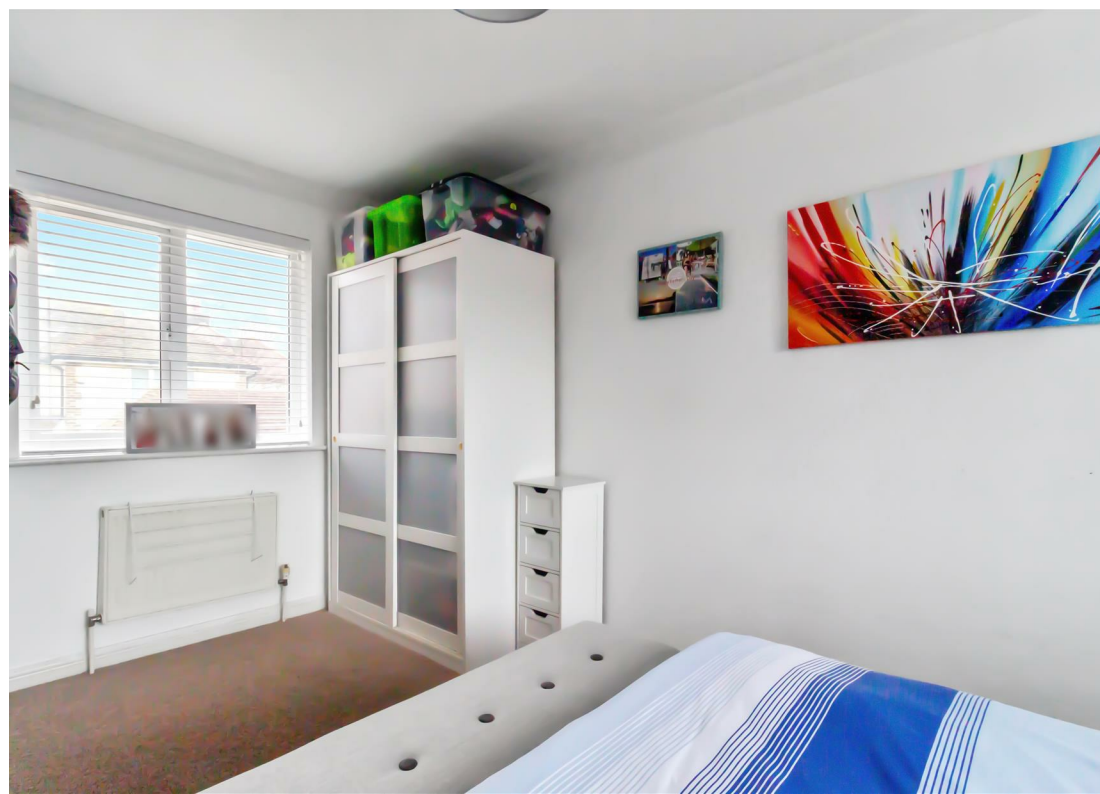
Ground floor W/C

Stairs to first floor landing

Access to loft

Bedroom one
15'4 x 8'10 (4.67m x 2.69m)

Bedroom two with fitted wardrobes
9'9 x 10'9 (2.97m x 3.28m)

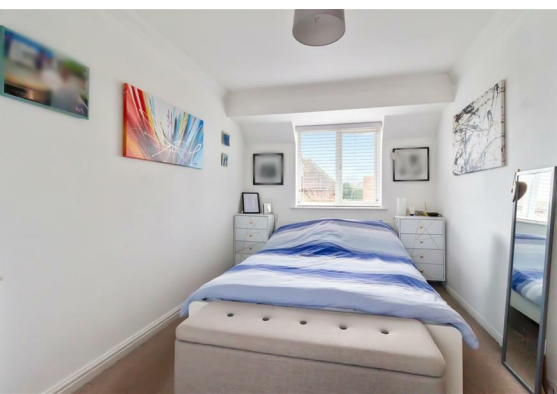


Bedroom three with fitted wardrobes
12'8 x 10'2 (3.86m x 3.10m)

Modern fitted family bathroom
7'6 x 6'0 (2.29m x 1.83m)

Garden

Off road parking



Floor Plan

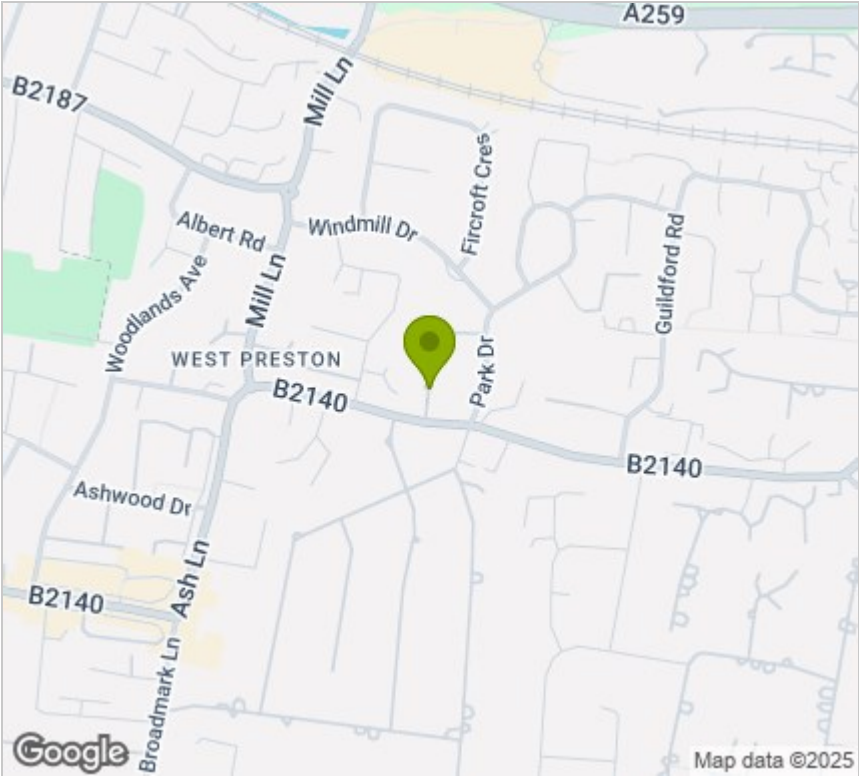


Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

