



Cove Road | Rustington | BN16 2QW
£725,000

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Signature
jacobs Steel

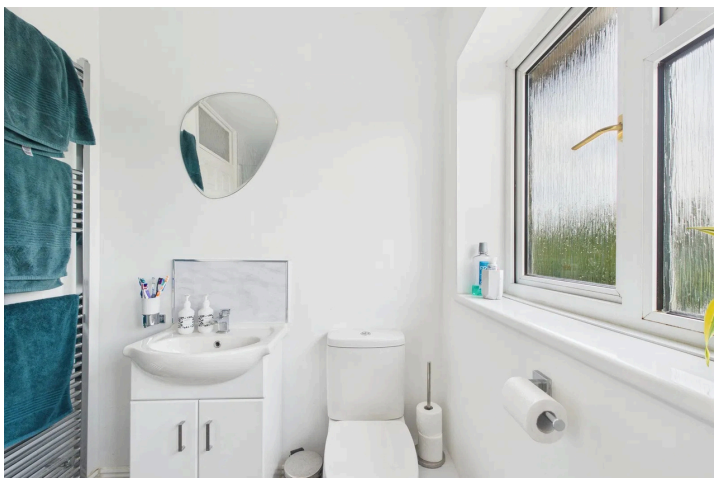
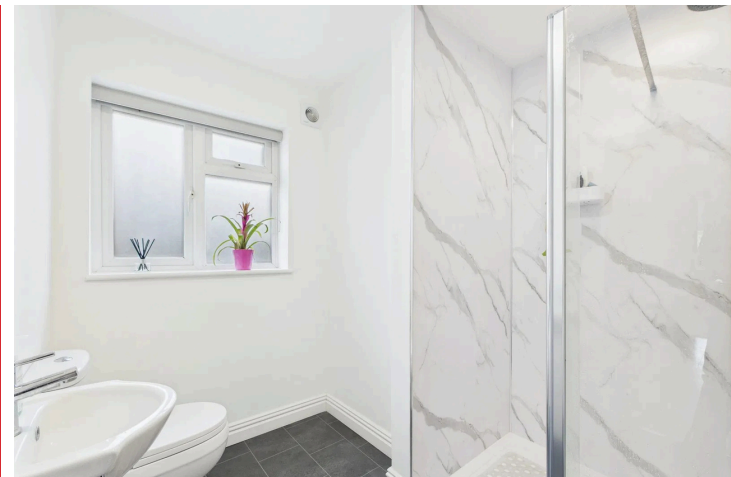


Jacobs Steel East Preston are thrilled to present this superb three/four bedroom detached family home, just 500m from Rustington seafront and a short stroll to the village center, with a stunning 100ft+ garden and generous living space throughout.



A home of style & space





Key Features

- Peaceful Village Location
- Close To Shops & Beach
- Modernised Throughout
- Driveway & Garage
- 100ft plus rear garden
- Versatile Accommodation



4 Bedrooms



2 Bathrooms



1 Reception Room



Flexible living space with fantastic private gardens nestled in a quiet village location.

INTERNAL

Jacobs Steel East Preston is delighted to bring to market this charming three/four bedroom detached home which is set on a generous plot within easy walking distance of both the seafront and Rustington's thriving village centre. Offering a fabulous 100ft plus private rear garden, plenty of driveway parking and versatile living space, it is the perfect setting for family/couples life by the sea.

From the moment you step inside, the house feels warm and welcoming. The spacious front living room is ideal for cosy evenings together, while the heart of the home is undoubtedly the beautifully refitted open-plan kitchen and dining room. This wonderful space is made for family gatherings and entertaining friends, with double doors that open straight out onto the garden so you can spill outside in the summer months. A modern shower room, practical utility room and a dual-aspect double bedroom overlooking the garden complete the ground floor, offering flexibility for guests, older children or even a home office.

Upstairs, there are three generous double bedrooms, all bright and airy, and a contemporary shower room. Storage is well catered for with an airing cupboard and loft access, and the home is fully double glazed with gas central heating throughout, making it ready to move straight into.

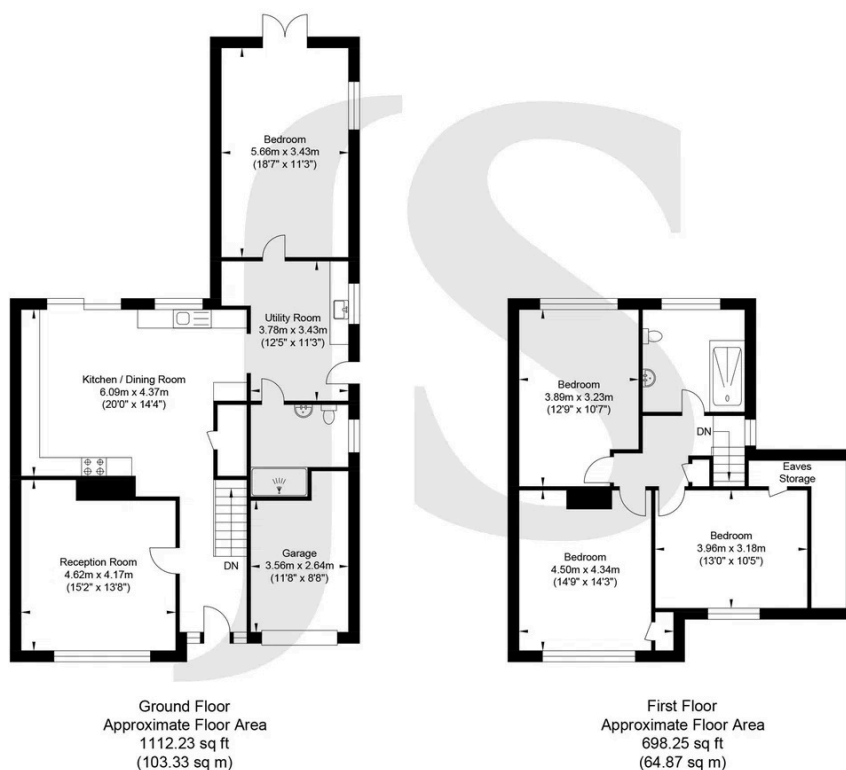


Outside, the garden is a true highlight. Stretching over 100ft, it is mainly laid to lawn and provides the perfect place for children to play, summer parties or simply relaxing in the sunshine. To the front, the private driveway can accommodate five to six vehicles with ease, and the garage still offers useful storage.

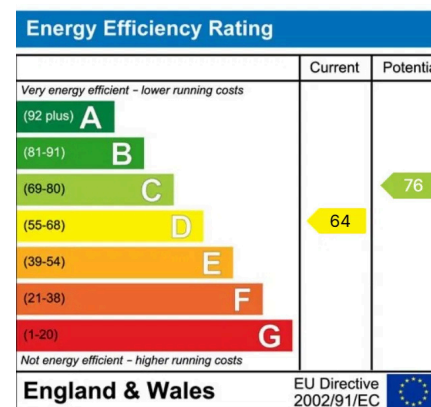
Rustington itself is a wonderful place to call home. The village centre has a fantastic mix of independent shops and high-street names, from Wadsworth greengrocers and traditional butchers to Waitrose, Boots and Superdrug. The café and food scene is thriving too, with popular spots such as Coastal Coffee and a range of restaurants where you can enjoy everything from a relaxed brunch to an evening meal with friends. The seafront is just a short stroll away being 500m, offering miles of unspoilt coastline to explore – whether it's family walks along the greensward, water sports from beach cafe, beach days in summer, or simply enjoying the fresh sea air, it's all right on your doorstep. For those who love the outdoors, there are also local tennis and golf clubs, fitness centres and a wealth of water sports to enjoy. The historic town of Arundel with riverside walks, its castle and fantastic food options is a 10 minute drive. Travel connections are excellent, with regular bus services making it easy to get around, and Angmering mainline station just a short drive away, offering direct links to London Victoria, Gatwick, Brighton, Worthing and Chichester.

Jacobs Steel East Preston are thrilled to be marketing this very special home, and we strongly recommend arranging an early viewing to experience both the house and its incredible location for yourself.

Cove Road



Approximate Gross Internal Area (Including Garage) = 168.2 sq m / 1810.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Property Details:

Floor area * as quoted from the floorplan: 1810 sqft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.