



Albert Road | Rustington | BN16 3JT
Guide Price **£575,000**

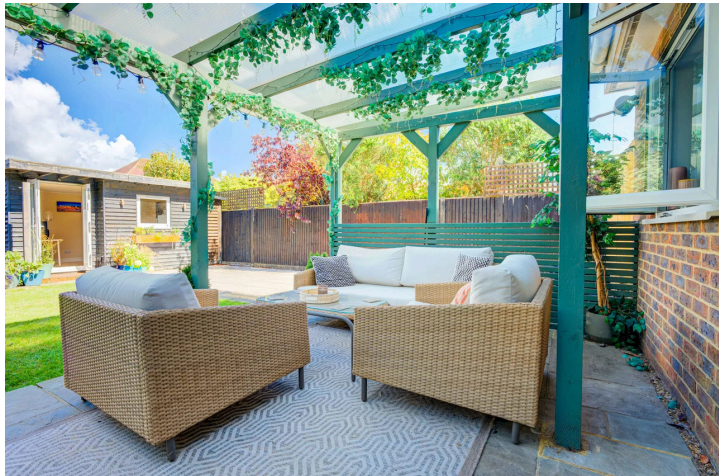


Spacious five-bedroom family home moments from Rustington village and the beach. Features a stunning open-plan kitchen with bespoke cabinetry, a hidden pocket door to a cosy living room, and flexible living spaces across three floors. Landscaped garden with detached garden room and outdoor bar, perfect for entertaining.

A home of style & character







Key Features

- Beautifully extended five-bedroom family home just moments from Rustington village centre and the beach.
- Stunning open-plan kitchen, dining, and living space with extensive bespoke cabinetry and a stylish central island.
- Cleverly designed hidden pocket door connecting to a separate cosy living room, discreetly concealed within custom joinery.
- Flexible ground-floor room ideal as a study, guest bedroom, or playroom, with a modern shower room nearby.



5 Bedrooms



3 Bathrooms



2 Reception Room

This is a home that offers
the very best of coastal
living

INTERNAL

As you step inside, you're greeted by a bright and welcoming entrance hall that immediately sets the tone for the rest of the home.

The rear of the property is where this home truly comes into its own. A spectacular open-plan kitchen, dining, and living space has been carefully designed to be both stylish and practical, with a wide range of bespoke cabinetry, integrated appliances, and a beautiful central island providing the perfect hub for family life. There's an abundance of storage here, with thoughtfully crafted joinery adding both character and function. The space is filled with natural light from skylights and large sliding doors, which open seamlessly to the garden and create a wonderful flow between indoors and out. There is flexible ground-floor room providing the perfect space for a study, guest bedroom, or playroom, complemented by a modern shower room and a useful utility room that keeps everyday life running smoothly.

Set just off this open-plan area, a more private living room can be closed off with a hidden pocket door cleverly concealed within bespoke cabinetry. It's a brilliant design detail that makes the space wonderfully flexible — whether you want a cosy evening in front of the TV or an open connection to the rest of the home.

Upstairs, on the first floor there are two generous double bedrooms, each beautifully presented, along with a third smaller bedroom. This room would make a lovely child's bedroom or a fantastic home office or study, offering flexibility to suit a range of lifestyles. These rooms are served by a modern family bathroom finished in a contemporary style. At the very top of the house, the principal suite offers a calm and private retreat, with generous proportions and plenty of natural light — a perfect place to relax and unwind at the end of the day.

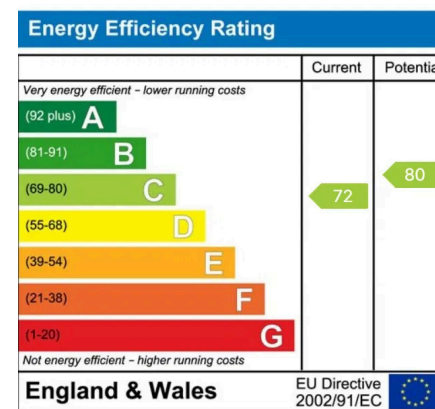
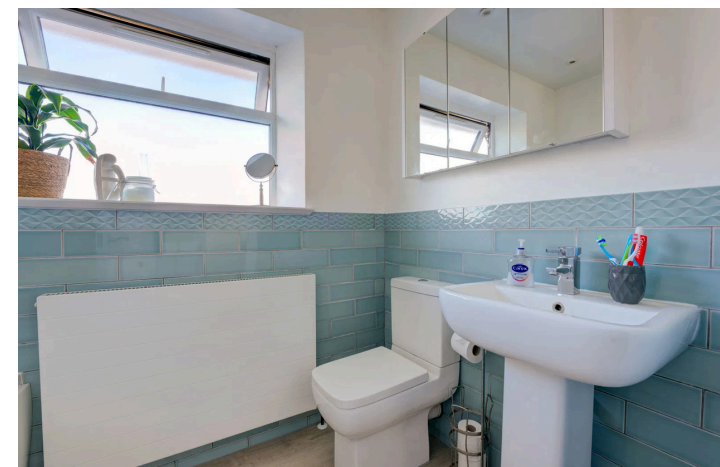


EXTERNAL

The garden has been designed with both fun and relaxation in mind. A smart patio and lawn provide space for children to play or for summer barbecues, while a fantastic outdoor bar area adds a playful and social element, perfect for evenings with friends and family. A detached garden room at the far end of the garden offers even more versatility, whether you imagine it as a home office, gym, or peaceful escape for reading and hobbies. There is further storage to the side of the property hidden from view. To the front is off street parking for two/three vehicles with the benefit of an electric charging point.

SITUATED

The location is just as appealing as the house itself. Rustington's vibrant village centre, with its excellent range of shops, cafés, and a Waitrose, is only a short walk away, while the beach is close by for peaceful strolls and days out by the sea. For those needing to travel further afield, Angmering station provides direct trains to London, Brighton, and Portsmouth, and there are excellent road links along the coast via the A259.



Property Details:

Floor area: 1706.29 square ft

Tenure: Freehold

Council tax band: D

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.