



9 Harsfold Road, Rustington – BN16 2QE

£625,000 Freehold

Detached House • Large Garden • less than 500 meters to the Beach • 3 Bedrooms • NEW ROOF • Garage • Off Road Parking • Extended Ground Floor • Potential internal modernisation



This charming 1950s detached family home enjoys an enviable location, less than 500 metres from the seafront and within an easy 10-minute walk of Rustington village centre. Lovingly maintained over the years, the property retains much of its original character and classic 1950s design, while benefitting from key improvements including a new roof, updated double glazing, and additional insulation to enhance energy efficiency. Internally, the home offers a well-balanced layout that perfectly suits family living.

Set on a generous plot, the home enjoys an established garden mature planting and fruit trees provide privacy and greenery, while the size of the plot offers excellent scope for extension or reconfiguration, subject to the usual permissions.

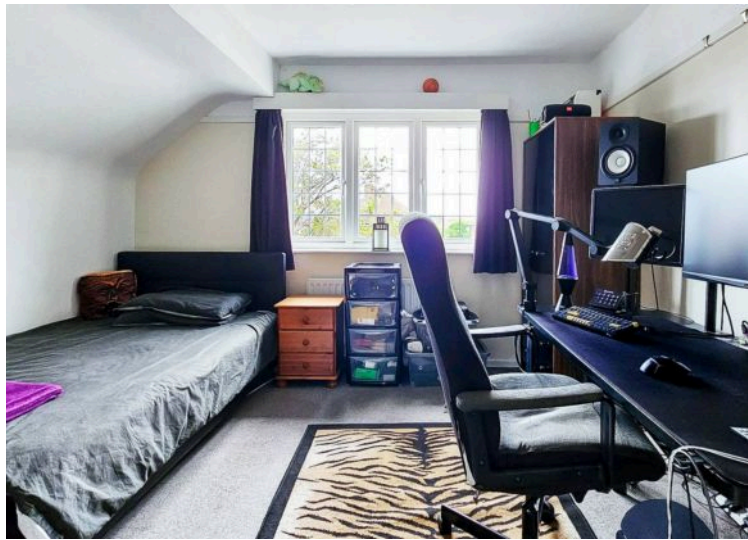
This is a rare opportunity for buyers looking to place their own stamp on a well-loved home in one of Rustington's most desirable residential roads.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

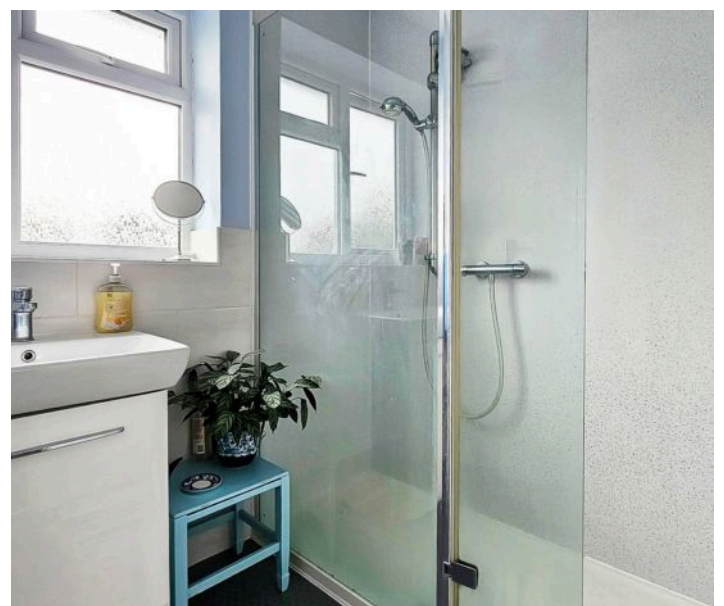


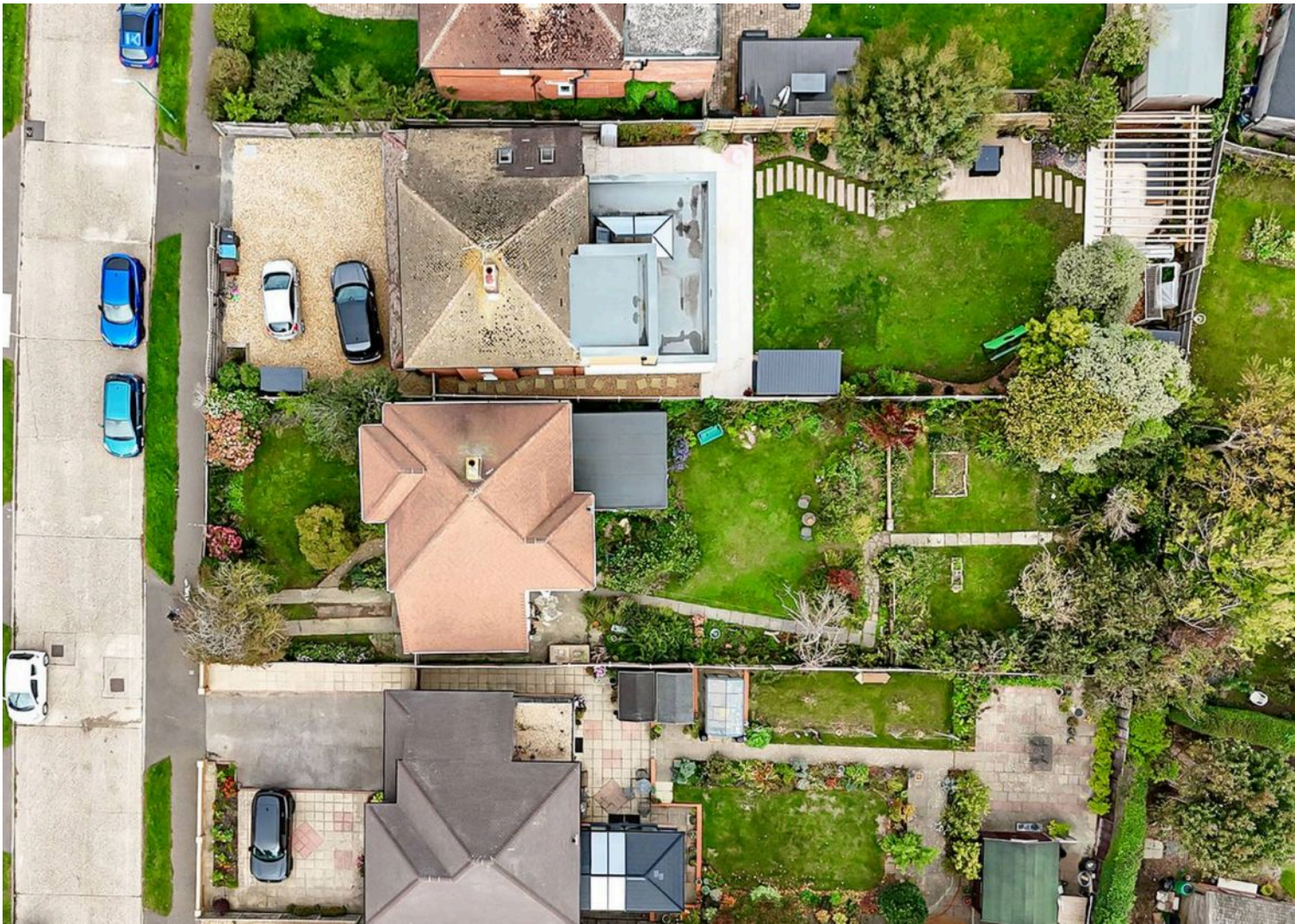


A ground-floor extension provides a spacious second reception room with bi-fold doors opening directly onto the rear garden — ideal for entertaining or relaxed everyday living. The ground floor also features a formal lounge with bay window, separate dining room, original kitchen with larder cupboards, and a convenient cloakroom/WC.

Upstairs, the principal bedroom is notably bright and generous in size, again benefitting from a feature bay window. Two further double bedrooms provide excellent family accommodation, served by a modern shower room and separate WC.

Outside, the home continues to impress. The rear garden extends to approximately 75ft, offering a wonderful sense of space and privacy, complete with established fruit trees and mature planting. It's a superb setting for families, gardeners, or those simply seeking a peaceful outdoor retreat close to the coast. While the décor now offers scope for modernisation, this property presents an exceptional opportunity to create a forever home in one of Rustington's most desirable coastal settings.

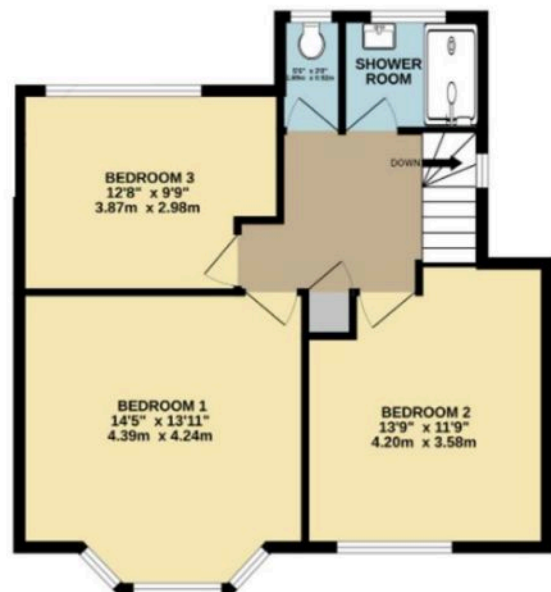




GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 sq.m.) approx.
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