



Tucked away in a peaceful and secluded close, this immaculately presented three bedroom home offers a wonderful blend of comfort, style and convenience. Ideally positioned within walking distance of Rustington village and the beach, the property enjoys a charming setting with shared community gardens to the front and a private, low maintenance patio garden to the rear, perfect for relaxing or entertaining. Inside, the accommodation features a superb open plan yet naturally defined living and dining space, centred around a feature log burning stove, creating a warm and inviting atmosphere. The well appointed kitchen provides generous worktop space and includes an impressive range style cooker. Across the first floor are three well proportioned bedrooms, accompanied by a stylish refitted shower room. In addition, the ground floor benefits from a further shower room with WC, ideal for guests or practical family living. The home also includes a garage, adding both storage and convenience to daily life. Rustington is a highly sought after coastal village known for its welcoming community and superb amenities. The bustling high street offers a great choice of independent shops, cafés, restaurants and a Waitrose, with the beach just moments away for scenic walks and days by the sea. On the outskirts, you'll find larger stores including Sainsbury's, Dunelm and Next, while The Lanes Health Club provides excellent leisure and wellbeing facilities. A superb location for those seeking coastal living with everything on the doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Lounge

19' 0" x 12' 9" (5.79m x 3.89m)

Dining Room

8' 9" x 8' 5" (2.67m x 2.57m)

kitchen

9' 2" x 7' 4" (2.79m x 2.24m)

Bedroom 1

15' 5" x 9' 5" (4.70m x 2.87m)

Bedroom 2

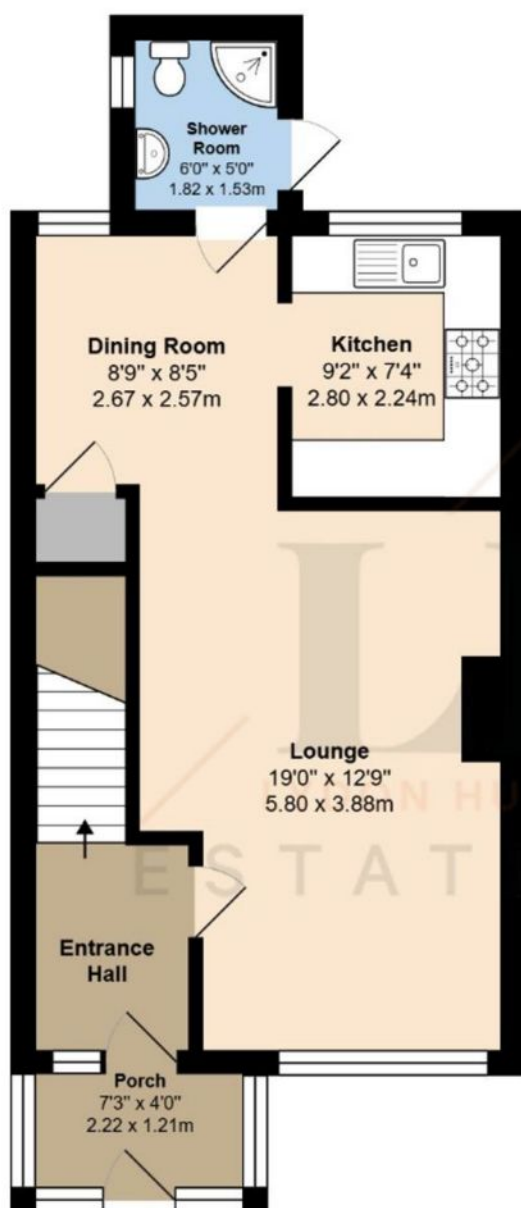
13' 2" x 9' 5" (4.01m x 2.87m)

Bedroom 3

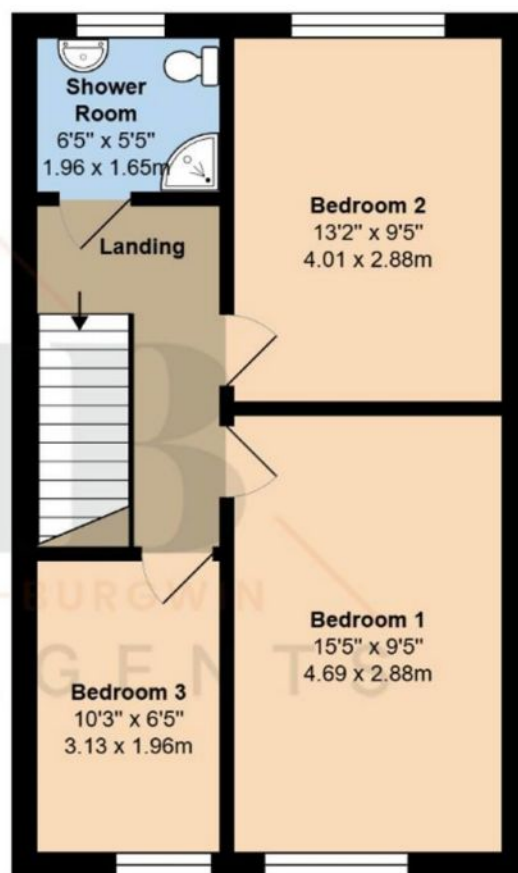
10' 3" x 6' 5" (3.12m x 1.96m)







Ground Floor



First Floor

Total Approx. Floor Area 1013 ft² ... 94.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

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