



## 6 Chanctonbury Road, Rustington, Rustington, BN16 2LH

£399,950

- Three Bedroom Detached Family House Within Walking Distance of Rustington Beach
- 23'11 Lounge/Diner
- Electric Heating
- Double Glazing
- Ample Off Road Parking
- CHAIN FREE
- Ground Floor Cloakroom
- Located 0.7 miles to Rustington Village & Shops
- Door into Garage from Garden
- Low Maintenance Rear Garden



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This three-bedroom link detached family home, ideally situated within walking distance of the picturesque Rustington Beach. Boasting ample off-road parking, convenience meets coastal living with the property located just 0.7 miles from Rustington Village and its array of shops, bars & cafes.

This home presents a hassle-free buying opportunity as it is offered chain-free, ensuring a smooth transition for the new owners. The ground floor features a convenient cloakroom, while the heart of the home is the impressive 23'11 lounge/diner, providing a spacious and welcoming atmosphere for family gatherings and entertaining.

The low-maintenance rear garden is perfect for relaxing or hosting outdoor activities.

Whether you're drawn to the nearby beach, the proximity to Rustington Village, or the practical features of this home, it offers a well-rounded package for a family seeking a comfortable and convenient lifestyle.



Council Tax Band: D

Tenure: Freehold



**LOUNGE/DINER**

23'11" x 13'11"

**KITCHEN**

13'10" x 8'1"

**BEDROOM 1**

12'0" x 9'4"

**BEDROOM 2**

12'0" x 8'1"

**BEDROOM 3**

7'8" x 7'6"

**GARAGE**

17'1" x 8'10"

**BATHROOM**

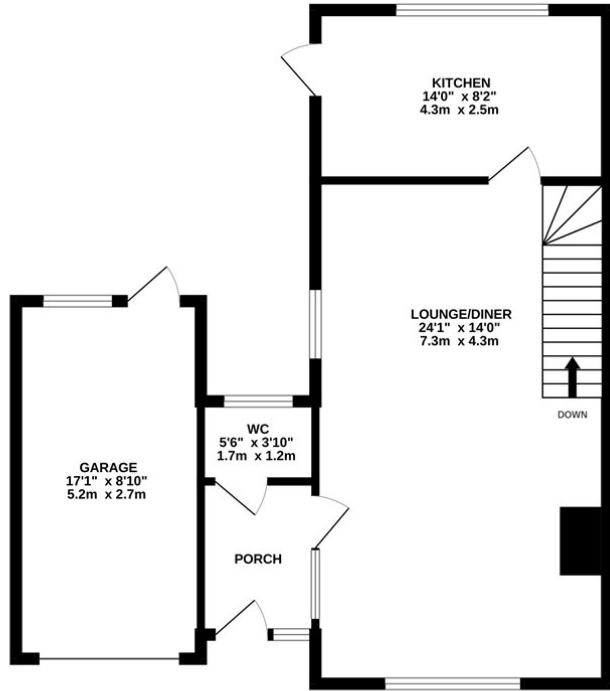
7'8" x 6'9"



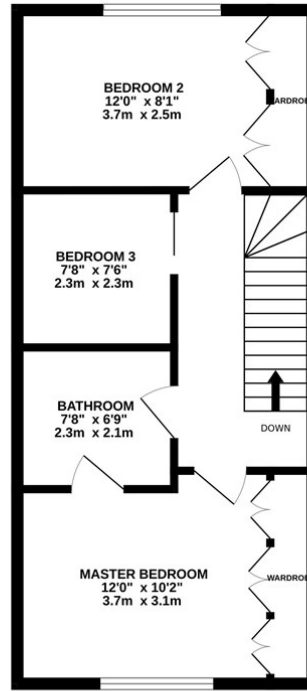
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



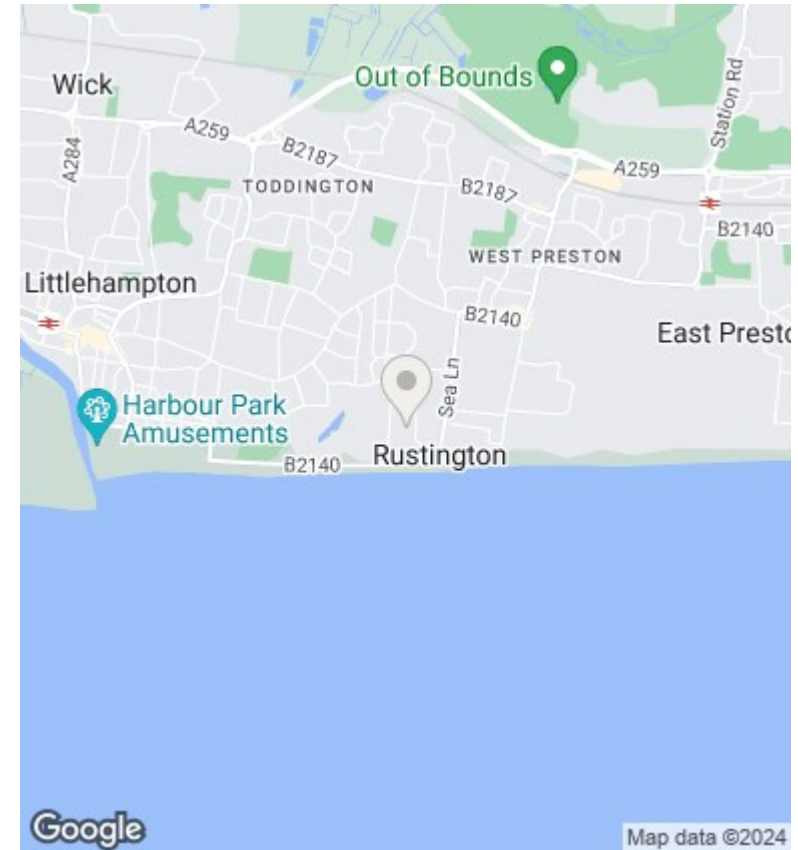
1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



3 BEDROOM LINK DETACHED HOUSE

TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	42
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.