



3 Holmes Lane, Rustington, Littlehampton, BN16 2QB

£660,000

- Beautifully Presented 1930's Detached House In Popular South Rustington Location
- 21'7 Kitchen With Utility Area
- 13'9 Double Aspect Master Bedroom With Fitted Wardrobes & En-Suite Shower Room
- Viewing Highly Recommended To Appreciate The Condition & Quality Of This Property
- Favoured Position Close To Seafront & Mewsbrook Park
- 21'7 Dining Room/Conservatory Overlooking Gardens
- Mature Gardens To Three Sides
- 17'7 West Facing Lounge
- Detached Garage & Driveway For Two Vehicles
- Three/Four Bedrooms Offering Flexible Layout

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This stunning 1930's detached house, situated in the sought-after South Rustington area, is perfectly positioned near the seafront and Mewsbrook Park. The property boasts a spacious 17'7 west-facing lounge, a generous 21'7 kitchen with a utility area, and a bright 21'7 dining room/conservatory that overlooks beautiful gardens. With three/four flexible bedrooms, including a double-aspect master with fitted wardrobes and an en-suite shower room, the home offers ample space for family living. A detached garage, driveway for two vehicles, and mature gardens on three sides complete the package. Viewing is highly recommended to fully appreciate the quality and condition of this home.

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Council Tax Band: E

Tenure: Freehold



LOUNGE

17'7" x 15'2"

Westerly aspect with bay window overlooking garden

KITCHEN

21'7" x 7'7"

Archway to conservatory/dining room with breakfast bar featuring range cooker

UTILITY AREA

8'0" x 4'1"

DINING

ROOM/CONSERVATORY

21'7" x 10'0"

Overlooking garden

BATHROOM

7'11" x 5'5"

MASTER BEDROOM

13'9" x 11'0"

With range of fitted wardrobes and en-suite shower room

EN SUITE

10'11" x 3'6"

BEDROOM 2

9'8" x 9'0"

BEDROOM 3

9'0" x 8'2"

BEDROOM 4

7'9" x 7'4"

DETACHED GARAGE

17'3" x 10'4"

GARDENS

To three sides as property sits in middle of plot. Summerhouse with power and light.

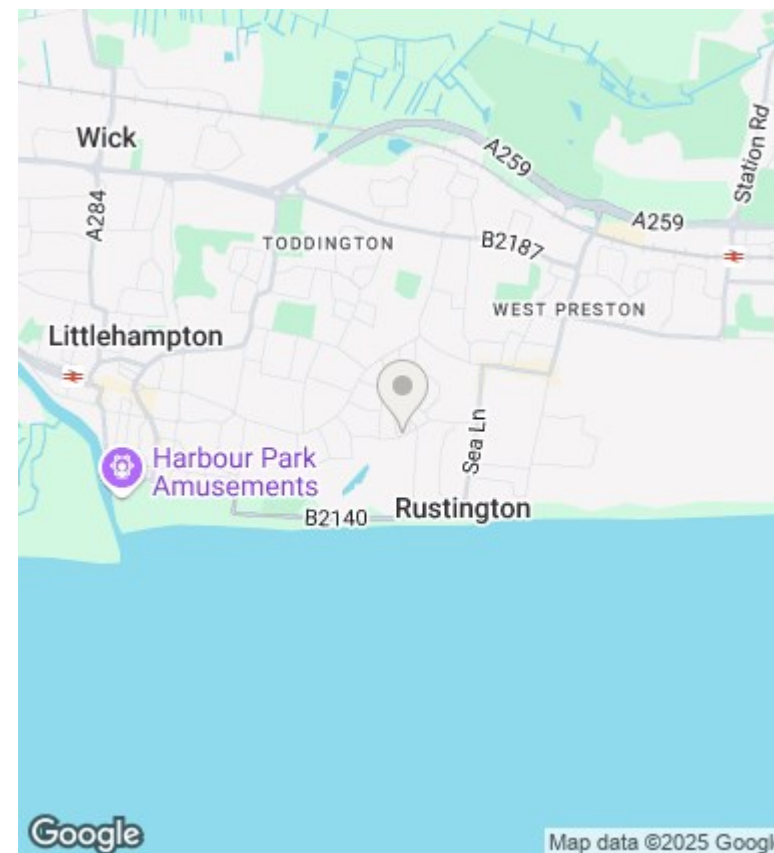




Holmes Lane, Rustington

Approx. Gross Internal Floor Area 1492 sq. ft / 137.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale



Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales		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.