



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.



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"

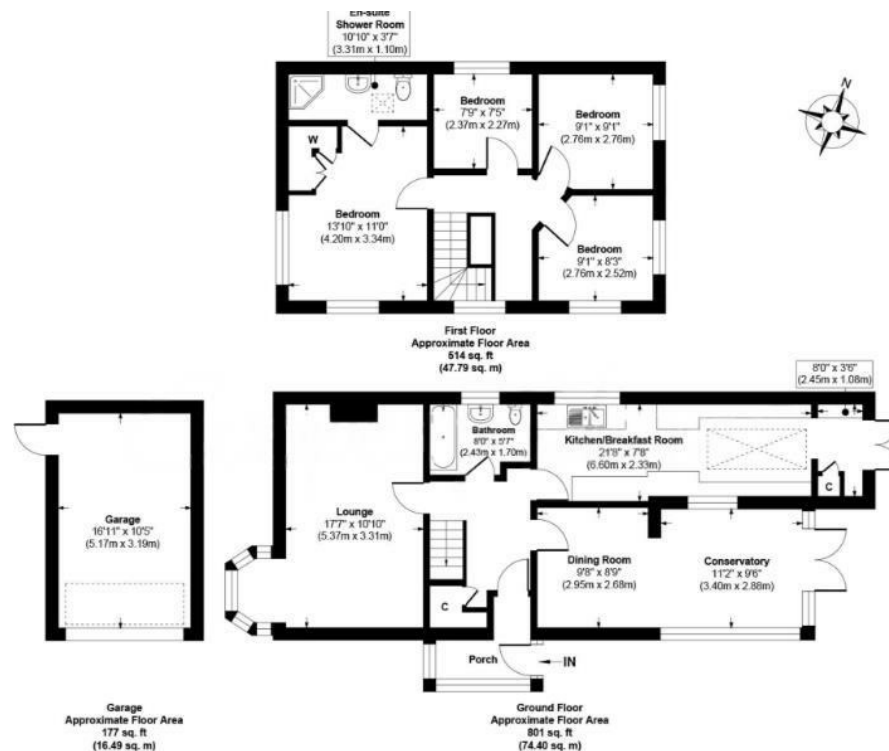
DETACHED GARAGE

17'3" x 10'4"

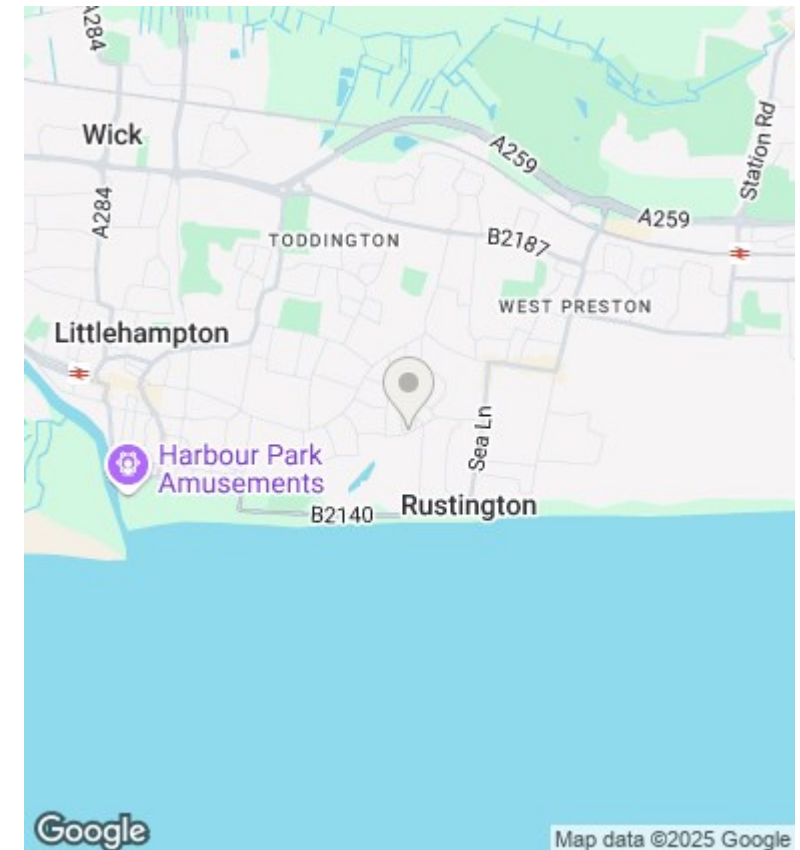
GARDENS

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.