



**Allangate Drive, Rustington Littlehampton BN16 3JE**



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## Allangate Drive, Rustington Littlehampton

A beautifully presented 4-bedroom semi-detached home in a highly sought-after Rustington location, featuring two bathrooms, a separate dining room and kitchen, spacious lounge, walled rear garden, workshop, and off-street parking for multiple vehicles.

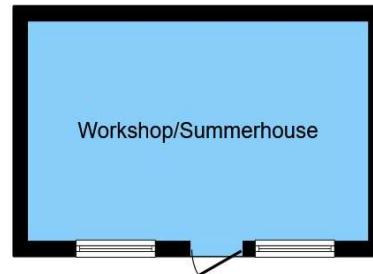




**Ground Floor**



**First Floor**



**Outbuilding**

**Lounge**

13' 4" x 11' 7" ( 4.06m x 3.53m )

**Kitchen**

18' 8" x 9' 9" ( 5.69m x 2.97m )

**Dining Room**

11' 4" x 10' 2" ( 3.45m x 3.10m )

**Bedroom 1**

13' 3" x 11' 6" ( 4.04m x 3.51m )

**Bedroom 2**

15' 9" x 8' 5" ( 4.80m x 2.57m )

**Bedroom 3**

11' 6" x 10' 4" ( 3.51m x 3.15m )

**Bedroom 4**

8' 9" x 8' ( 2.67m x 2.44m )

**Workshop/Summerhouse**

16' 10" x 10' 2" ( 5.13m x 3.10m )

Total floor area 130.6 m<sup>2</sup> (1,406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Allangate Drive, Rustington Littlehampton

- Four spacious bedrooms
- Two bathrooms
- Separate dining room and kitchen
- Walled rear garden
- Workshop to the rear

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£400,000**



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