



**Guide Price**  
**£360,000**

**Freehold**

3x  2x  1x 

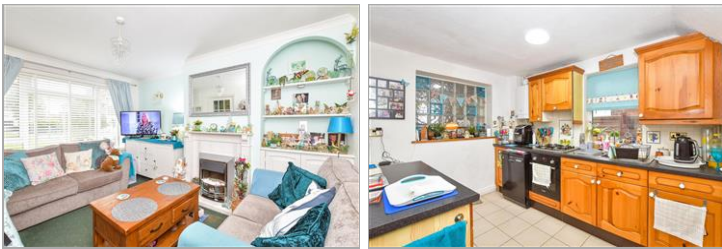
**Fontwell Close,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Extended home in sought after location
- Good size living accommodation
- Walking distance to seafront
- Close to village, shops, amenities and transport links by bus and train
- Sunny aspect rear garden
- Garage and parking to rear

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 12'9 x 10'2 (3.89m x 3.10m)

Kitchen/Diner: 16'6 x 10'3 (5.03m x 3.13m)

Family Area: 9'2 x 7'4 (2.80m x 2.24m)

Utility Room

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 13'3 x 9'5 (4.04m x 2.87m)

Bedroom 2: 10'8 x 9'9 (3.25m x 2.97m)

Bedroom 3: 10'3 x 6'4 (3.13m x 1.93m)

Family Bathroom

### OUTSIDE

Front Garden

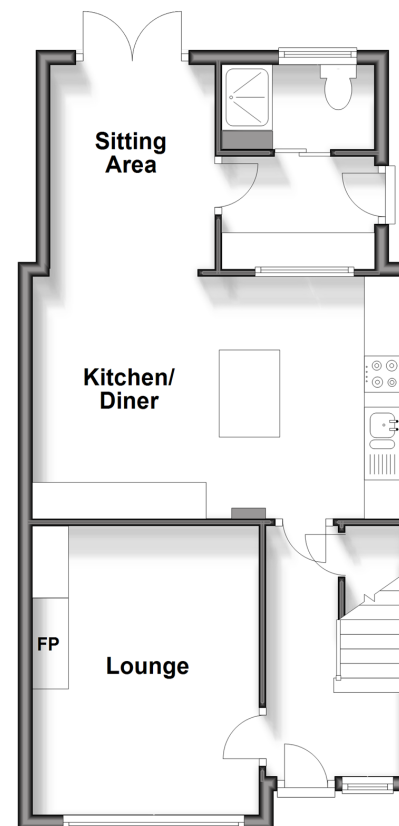
Rear Garden

Garage to Rear

Parking to Rear

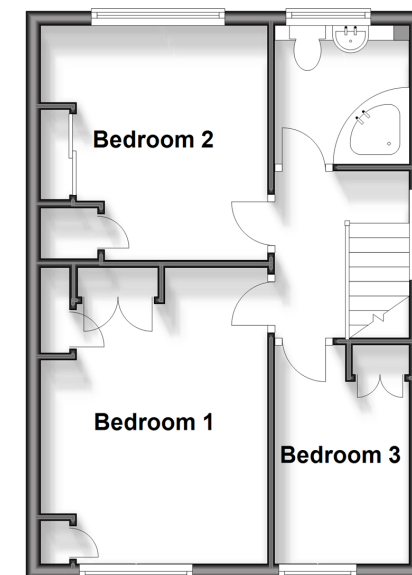
### Ground Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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