

£399,000

St. Anthony's Way
Littlehampton, BN16 3EA

PROPERTY SUMMARY

We are delighted to bring to the open market nestled in the tranquil cul-de-sac of St. Anthony's Way, Rustington, this charming Georgian mid-terrace house which has been renovated to a high standard offering a modern style of living.

Upon entering, you are welcomed into a well-appointed reception room that exudes warmth and comfort, perfect for both relaxation and entertaining. The modern design throughout the house ensures a stylish yet functional living space, catering to the needs of contemporary life. The property features two spacious double bedrooms, making it an ideal home for couples or small families.

One of the standout features is the south-facing patio garden, which invites an abundance of natural light, creating a serene outdoor retreat for those sunny days. The property also comes with a well-equipped bathroom and a kitchen that flows seamlessly into the living area, enhancing the open feel of the home and a garage in the compound.

With its close proximity to Rustington Village Centre with comprehensive shops very close-by, the bus stop just 50 yards away and Angmering station within walking distance you are close to all travel links to and from the village. This Georgian terrace house is a splendid opportunity to enjoy modern living in a picturesque setting.

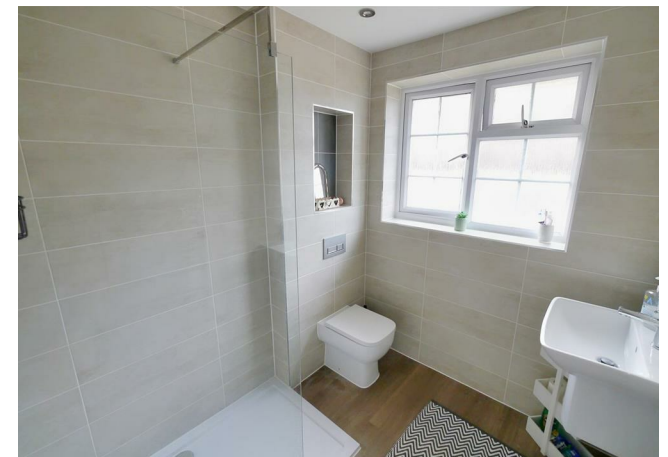
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LOCAL AUTHORITY

TENURE
Freehold

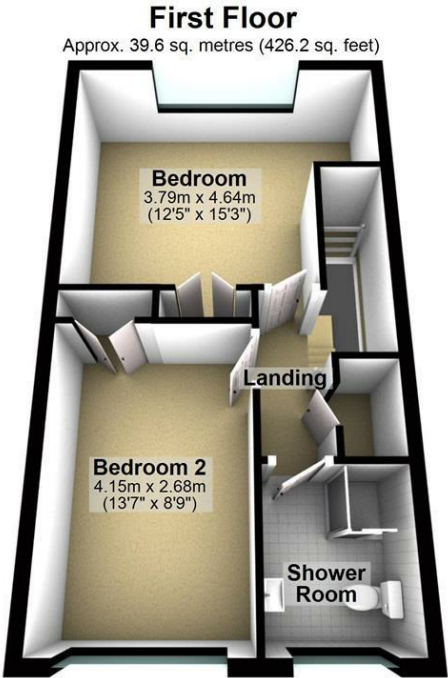
COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Total area: approx. 92.2 sq. metres (992.2 sq. feet)



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