



Wolstenbury Road, Rustington, BN16 3LB

Offers Over £260,000

This well-presented two bedroom end of terrace home offers spacious, comfortable living in one of West Sussex's most popular coastal villages. With a , low-maintenance garden and generous living space, this property is ideal for families, first-time buyers, or those looking to downsize without compromising on space or location.



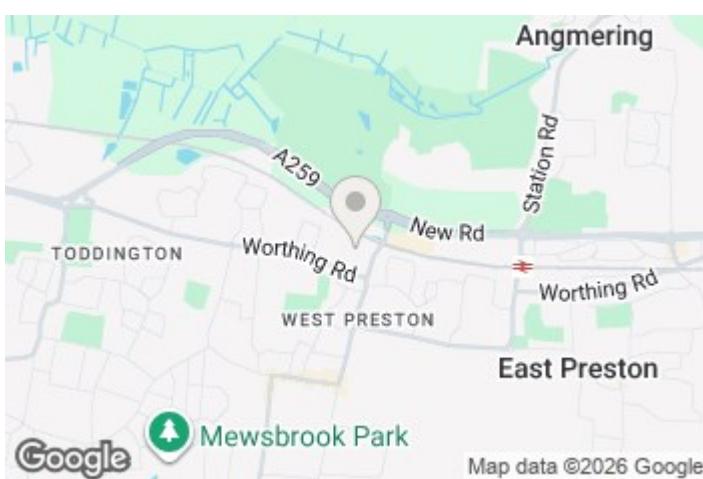
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Council Tax Band: B

- Two well-proportioned bedrooms
- Modern kitchen and bathroom
- Quiet residential close
- Easy walk into the village
- Front garden which could be off road parking (STP)
- Bright and spacious living area
- Well-maintained garden – ideal for relaxing or entertaining
- Ability to create a third bedroom by adding a dividing wall
- EPC - C
- Vendor suited



Rustington, a picturesque seaside town on the south coast of England, enchants residents and visitors alike with its coastal charm and diverse offerings. Boasting a beautiful sandy beach and a bustling harbour, Littlehampton provides a quintessential British seaside experience. The town centre features a mix of traditional and modern architecture, offering a vibrant atmosphere with a variety of shops, restaurants, and cultural attractions. Littlehampton is celebrated for its family-friendly environment, highlighted by attractions like the Mewsbrook Park and the popular East Beach. With its maritime heritage, lively community events, and a range of amenities, Littlehampton stands as a delightful coastal destination, offering a perfect blend of coastal relaxation and community vibrancy.

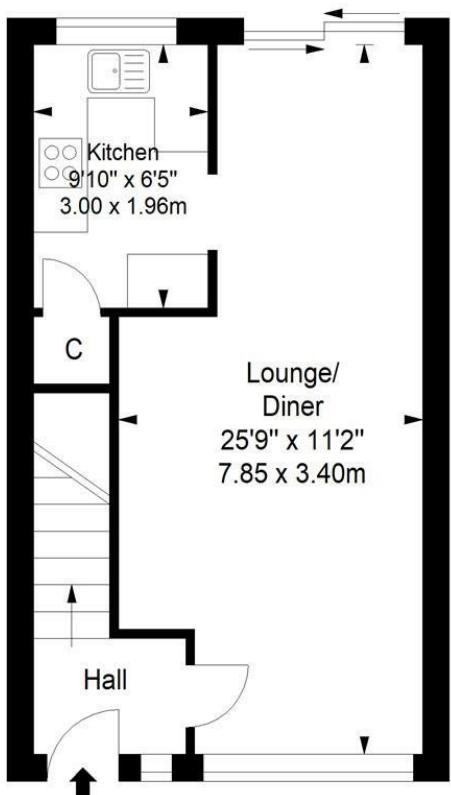


EPC Rating:

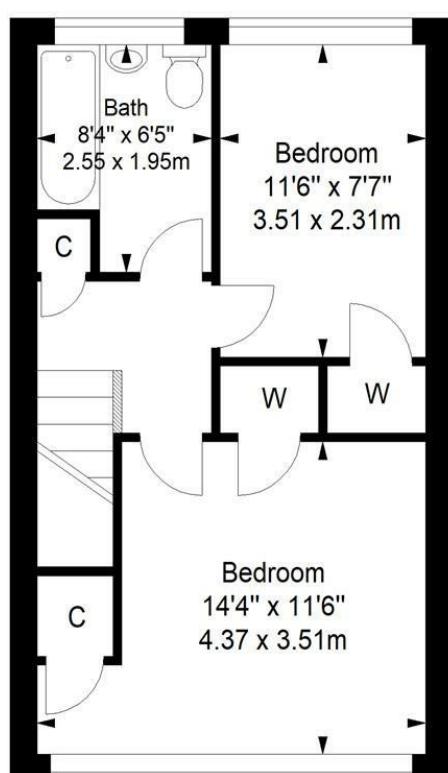
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	84
(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		

Ground Floor



First Floor



Approximate gross internal floor area 66.3 sq m/ 713.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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