



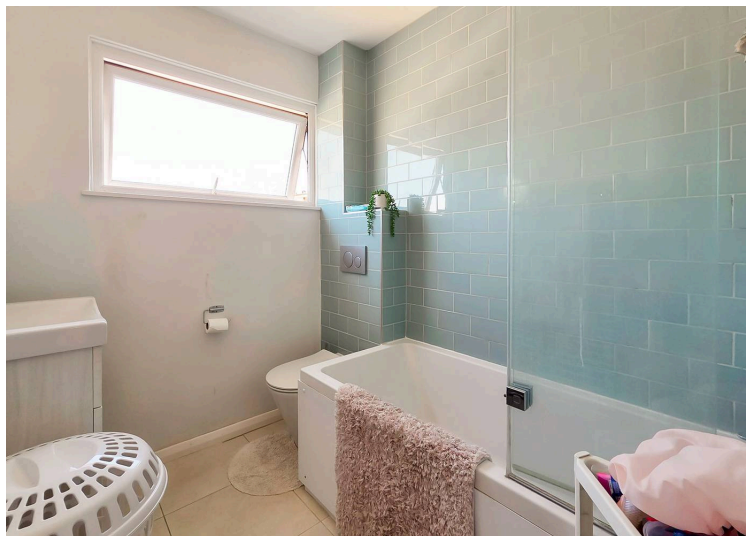
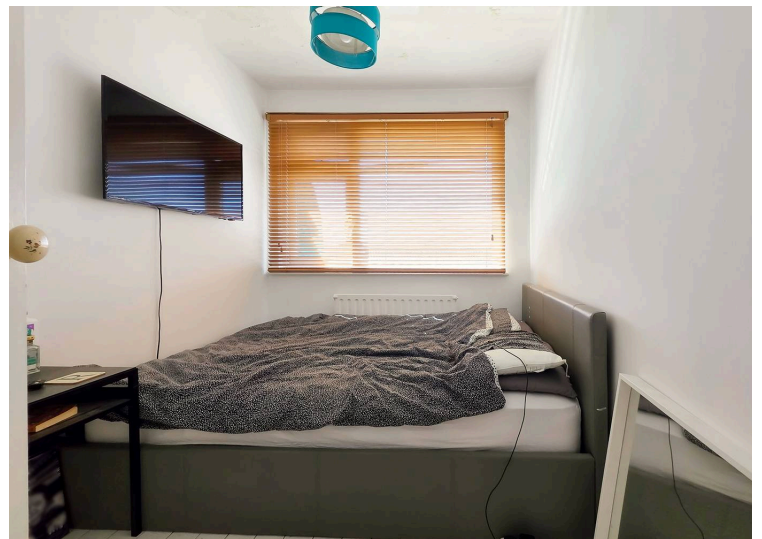
24 Dolphin Way, Rustington – BN16 2EL

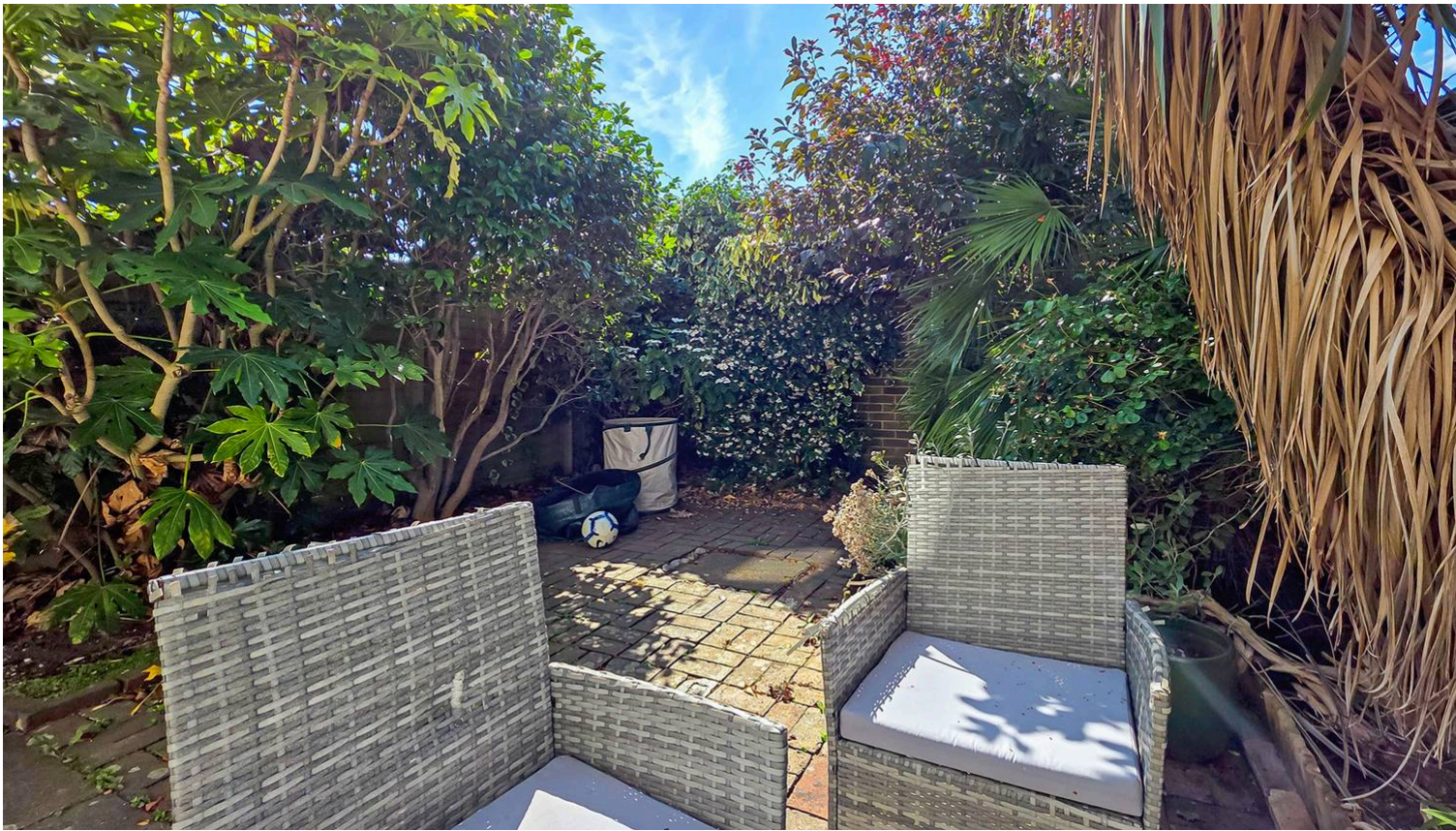
£365,000 Freehold

Superb coastal location – positioned approximately 100 yards from Rustington Beach. • Spacious three-bedroom accommodation – featuring a generous lounge/dining room, separate kitchen. • West-facing courtyard garden – a private and low-maintenance rear garden with mature planting, gated rear access. • Garage – brick-built garage positioned immediately behind the property • Offered to the market Chain Free



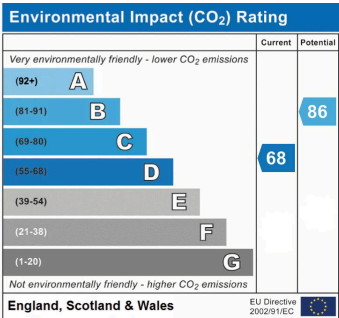
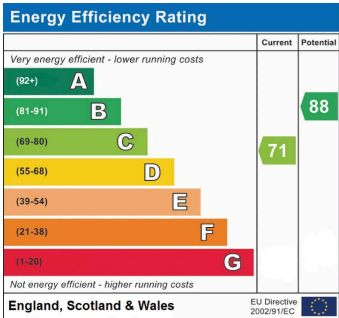
Located just moments from Rustington's seafront greensward and beach, this deceptively spacious three-bedroom home offers a fantastic opportunity for those seeking a permanent residence, holiday home or coastal retreat. The ground floor accommodation begins with a welcoming entrance hall and useful cloakroom. The spacious lounge/dining room provides plenty of room for both relaxing and entertaining, with attractive parquet flooring and access leading out to the rear garden. The kitchen is functional and well proportioned, although it offers an excellent opportunity for the new owner to update and personalise the space. Upstairs, there are three bedrooms, two of which benefit from fitted wardrobes. The property benefits from gas-fired central heating, with the boiler replaced in 2024, uPVC double glazing and neutral décor throughout. There remains scope for further improvement, allowing the next owner to create a home perfectly suited to their own style. Outside, the west-facing rear garden has been designed for ease of maintenance, with a paved courtyard seating area, mature shrub borders and gated access leading to the garage compound. A brick-built garage is positioned immediately behind the property and benefits from a personal door opening directly into the garden. There may also be potential for additional parking within the garage area, subject to the necessary arrangements. Dolphin Way is a quiet and highly desirable residential road leading directly towards Rustington Beach and the seafront greensward. The coastal path provides enjoyable walks towards Littlehampton in one direction and East Preston in the other, with several popular beachfront cafés along the way. Rustington village is less than a mile away and offers a wide selection of shops, cafés and everyday amenities, including Waitrose, independent retailers, medical facilities and public transport links. Offered for sale with no onward chain.

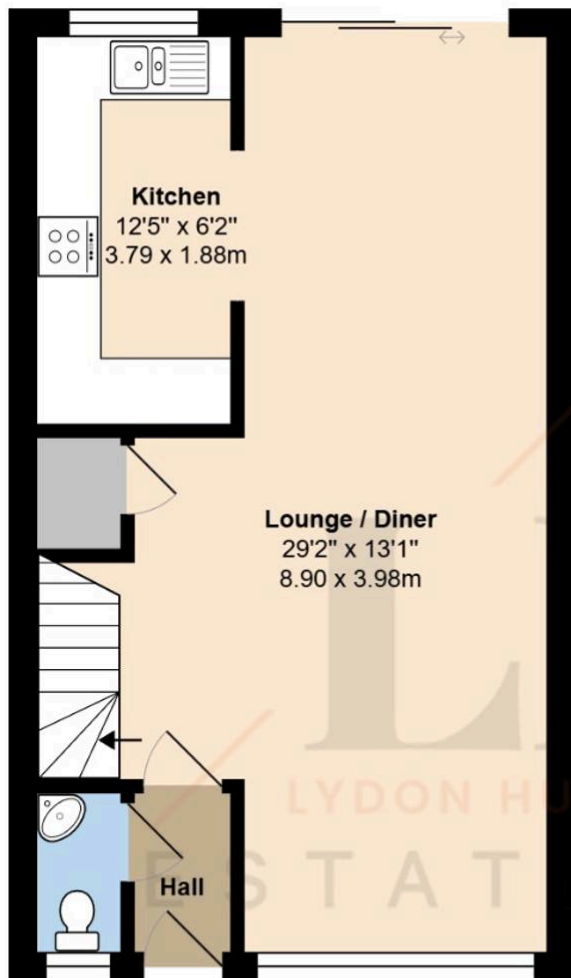




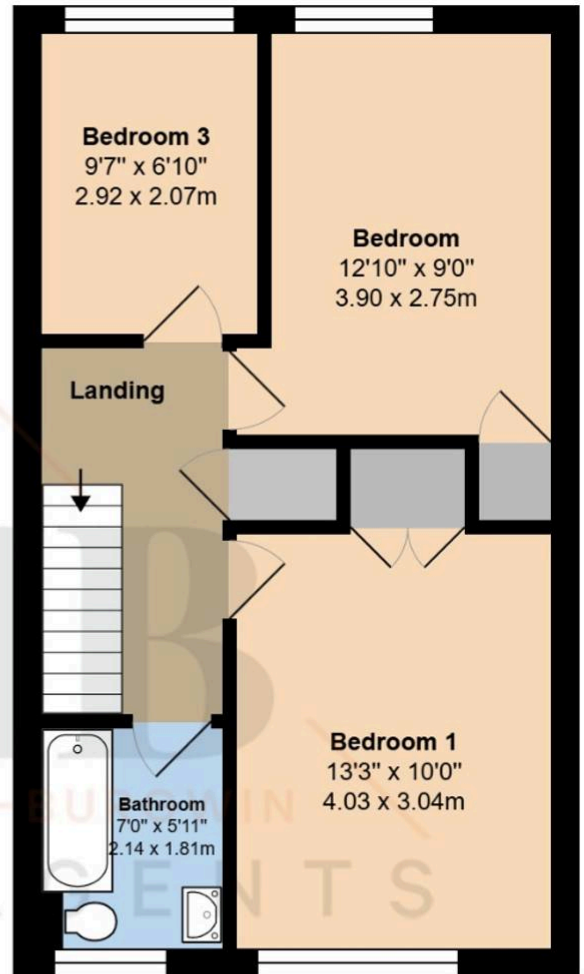
- Kitchen**
12' 5" x 6' 2" (3.79m x 1.88m)
- Lounge / Diner**
29' 2" x 13' 1" (8.90m x 3.98m)
- Bedroom 1**
13' 3" x 10' 0" (4.04m x 3.05m)
- Bedroom 2**
12' 10" x 9' 0" (3.91m x 2.74m)
- Bedroom 3**
9' 7" x 6' 10" (2.92m x 2.08m)

- Wc**
- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: D





Ground Floor



First Floor

Total Area: 950 ft² ... 88.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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