



**Guide Price**  
**£380,000**

**Freehold**

3x  1x  1x 

**Old Manor Road,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Immaculately presented family home with **NO ONGOING CHAIN**
- Stunning, well maintained rear garden
- Fantastic location in the heart of **Rustington Village**
- **Garage en bloc**
- **Good schools for all ages close by**
- **Short distance to seafront**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen/Diner: 18'2 x 8'9 (5.54m x 2.67m)

Lounge: 15'0 (4.58m) narrowing to 11'2 (3.41m) x 10'6 (3.20m)

### FIRST FLOOR

Landing

Bedroom 1: 15'3 (4.65m) narrowing to 11'2 (3.41m) x 11'2 (3.41m)

Bedroom 2: 11'4 x 8'9 (3.46m x 2.67m)

Bedroom 3: 7'6 (2.29m) narrowing to 5'4 (1.63m) x 6'4 (1.93m)

Bathroom

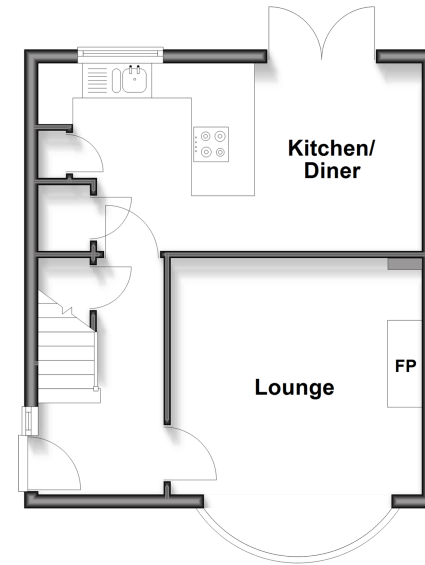
### OUTSIDE

Front Garden

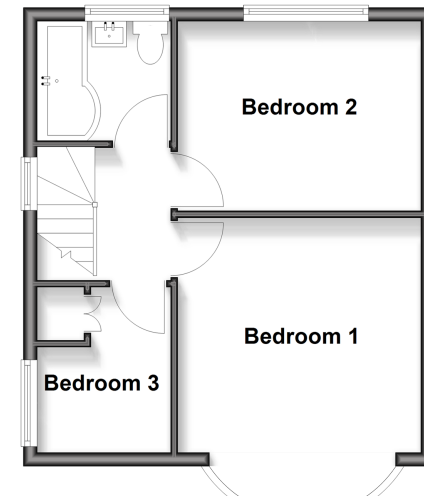
Rear Garden

Garage en Bloc

**Ground Floor**  
Approx. 34.9 sq. metres (376.1 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.3 sq. feet)



**Call Rustington - 01903 775576 ■ 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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