



97 Dinsdale Gardens, Rustington – BN16 3NT

£315,000 Freehold

Chain-free three-bedroom home in a sought-after village location • Larger-than-average double-width rear garden • Walking distance to Rustington Village and local amenities • Conservatory, ground floor cloakroom and good sized bedrooms • Overlooking an attractive pedestrian walkway



Situated within the ever-popular Dinsdale Gardens development, this chain-free three-bedroom home enjoys one of the most desirable positions on the estate. Not only is it just a short walk from Rustington's thriving village centre, but it also benefits from a larger-than-average rear garden thanks to its double-width plot – a feature rarely found on neighbouring properties. The ground floor offers a well-planned layout, with the kitchen positioned at the front of the property overlooking the attractive pedestrian walkway, creating a pleasant outlook. To the rear, the spacious lounge flows into the conservatory, providing additional living space and enjoying views across the generous rear garden. There is also the added convenience of a ground floor cloakroom/WC.

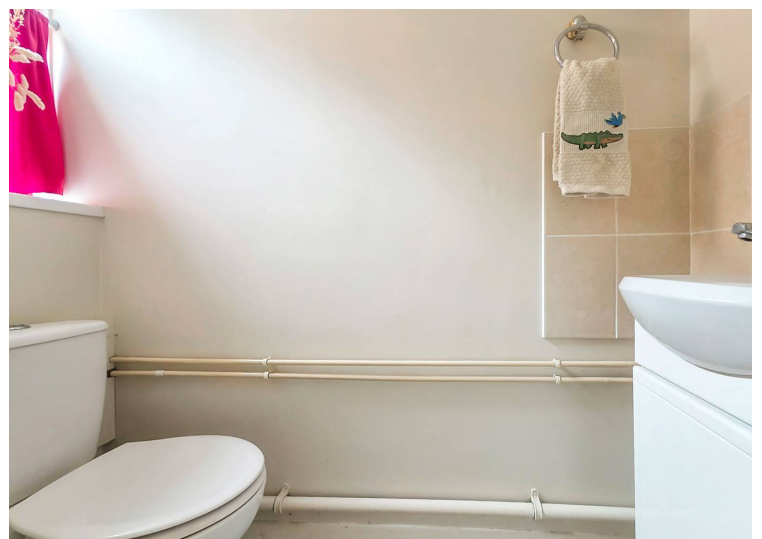
Upstairs, the property offers two well-proportioned double bedrooms together with a practical third single bedroom, ideal as a child's bedroom, home office or dressing room. Outside, the exceptional rear garden is undoubtedly one of the property's standout features. The wider-than-average plot provides excellent space for families, keen gardeners or those who simply enjoy outdoor entertaining, setting this home apart from many others within the development. Offered to the market with no onward chain, this home is ready for its next owners to move straight into.

With its sought-after location, larger garden and easy access to Rustington village, local amenities and the seafront, it is sure to appeal to a wide range of buyers, from young families through to those looking to downsize without compromising on outdoor space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Kitchen

13' 1" x 8' 10" (3.98m x 2.70m)

Lounge

15' 1" x 12' 4" (4.61m x 3.75m)

Conservatory

11' 4" x 9' 0" (3.45m x 2.74m)

Wc

5' 11" x 2' 8" (1.81m x 0.82m)

Bedroom 1

12' 7" x 8' 9" (3.83m x 2.67m)

Bedroom 2

10' 10" x 8' 9" (3.31m x 2.67m)

Bedroom 3

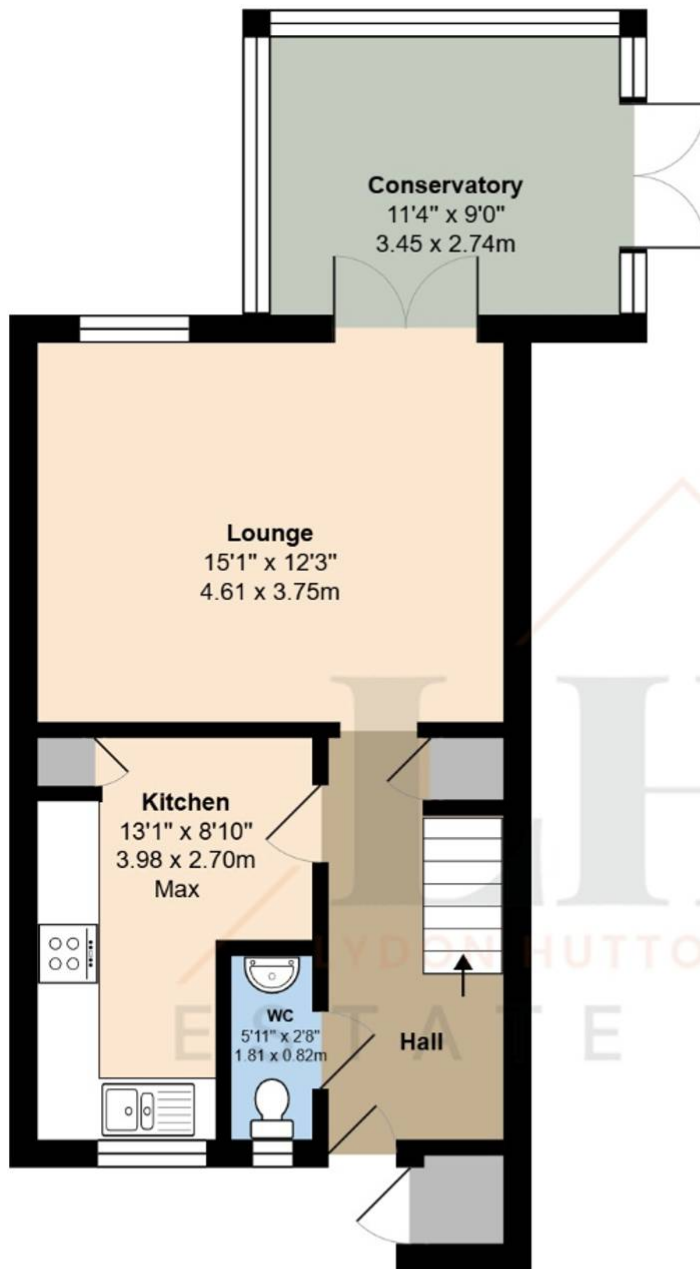
9' 5" x 5' 11" (2.86m x 1.81m)

Bathroom

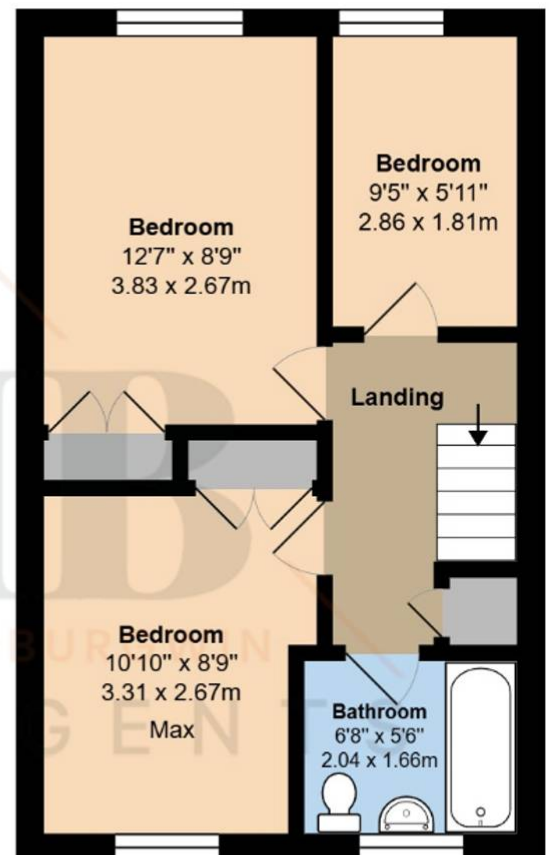
6' 8" x 5' 5" (2.04m x 1.66m)







Ground Floor



First Floor

Total Area: 905 ft² ... 84.1 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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