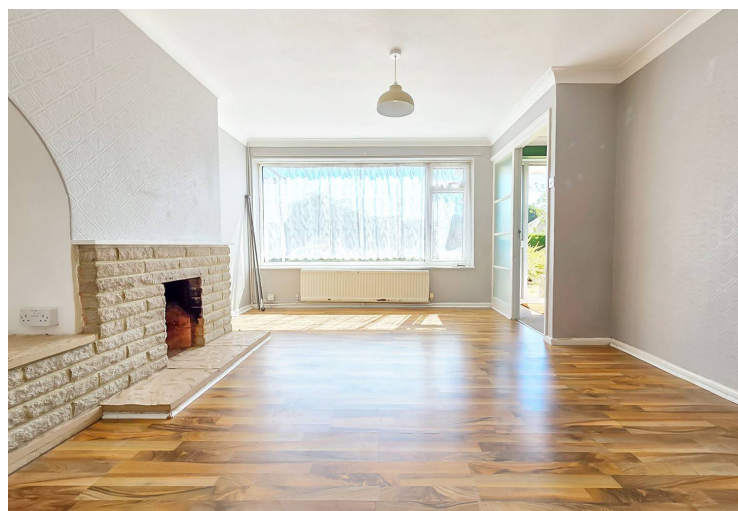




2 Homefield Close, Rustington - BN16 3QB

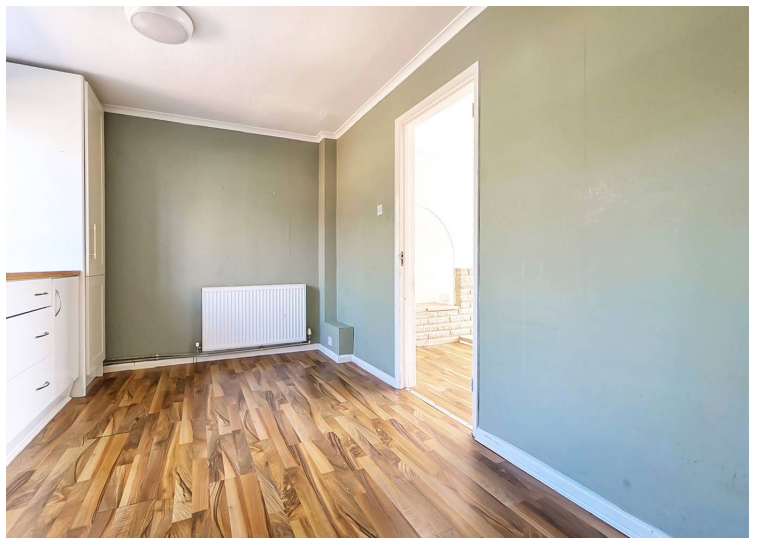
£300,000 Freehold

Spacious three-bedroom terraced home with larger-than-average room sizes • Kitchen/diner opening directly onto the rear garden • Impressive principal bedroom plus a further double and generous single bedroom • Owned solar panels transferring to the new owner with existing tariff • Chain-free sale within walking distance of Rustington Village, schools and local shops



Situated in the popular Homefield Close, just north of Rustington Village, this spacious three-bedroom terraced home offers larger-than-average accommodation, a convenient location and plenty of potential for its next owners to make it their own. The position is a real benefit, with local shops, schools and transport links all within easy reach, while Rustington's thriving village centre and its excellent selection of shops, cafés and amenities are also within walking distance. Inside, the layout works particularly well for both families and those who enjoy entertaining. To the front is a generous separate lounge, providing plenty of space to relax and unwind. At the rear, the kitchen/dining room stretches across the home and opens directly onto the rear garden – ideal for family meals, entertaining and enjoying the garden during the warmer months. Upstairs is where the size of this home really stands out. The principal bedroom is particularly impressive and noticeably larger than many found in properties within this price range. Bedroom two is another spacious double, while the third is a generous single bedroom that would work equally well as a child's room, guest bedroom or home office. The family bathroom is fitted with a bath and overhead shower. The property would benefit from some modernisation and updating in places, giving the new owners an excellent opportunity to put their own stamp on the home over time.

Another interesting feature is the solar panel system, which is owned outright and will transfer to the new owner along with the existing tariff. Please speak with LHB for further information regarding the system and arrangements. Offered to the market with no onward chain, this is a superb option for buyers looking for generous room sizes, a practical layout and a convenient Rustington location, with the added opportunity to modernise the property to their own taste.





Kitchen / diner

15' 9" x 8' 11" (4.80m x 2.72m)

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)

Bedroom

10' 4" x 8' 11" (3.14m x 2.73m)

Bedroom

13' 10" x 12' 1" (4.22m x 3.68m)

Bedroom

8' 10" x 6' 6" (2.69m x 1.98m)

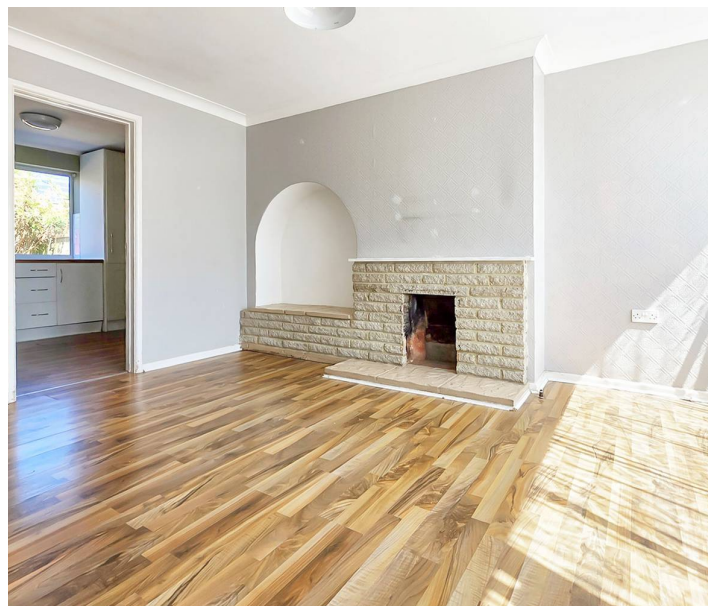
Bathroom

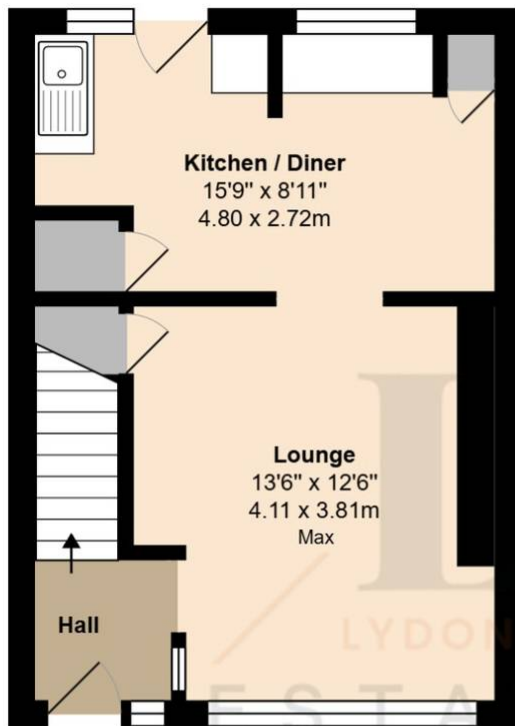
6' 5" x 5' 6" (1.96m x 1.68m)

Council Tax band: C

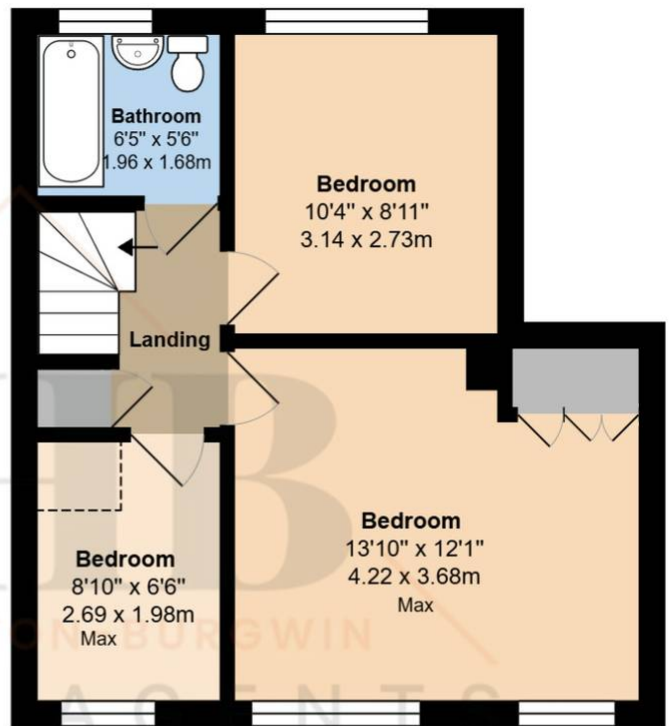
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



First Floor

Total Area: 778 ft² ... 72.2 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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