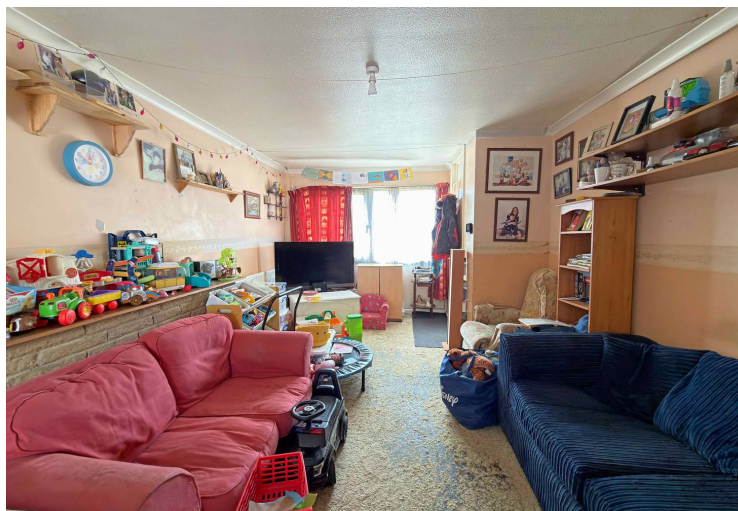




26 Wolstenbury Road, Rustington – BN16 3LB

Asking Price £180,000 | Freehold

Exciting Renovation Opportunity – An excellent chance to transform this well-proportioned two double bedroom house in Rustington into your ideal home. • Two Double Bedrooms – Both bedrooms offer generous proportions, providing excellent accommodation for couples, families or tenants. • Spacious Lounge/Diner – A particularly good-sized reception room offering plenty of space for both relaxing and dining. • Separate Kitchen – Practical kitchen space with scope for modernisation and personalisation. • Private Rear Garden – A private outdoor space offering further potential to create an attractive garden. Garage in nearby compound • Potential Investment Opportunity – With its desirable Rustington location and scope for improvement, the property could make an attractive investment purchase. • **Strictly 12th September Viewing Day – Viewings will take place strictly by appointment only on 12th September • Viewers must be in a position to proceed immediately e.g. nothing to sell, or under offer etc**



This exciting renovation project offers an excellent opportunity to make this well-proportioned two-double-bedroom house in Rustington your own. The property features a spacious lounge/diner, separate kitchen, bathroom and two generous double bedrooms, along with a private rear garden. It is an ideal choice for first-time buyers, investors or those looking for a project property with scope to add their own style and value. There is also a garage located in a nearby compound.

****Prospective purchasers must be in a position to proceed immediately. Viewing is strictly by appointment on 12th September only. No viewings will take place before this date. Prospective purchasers must ensure they are available on the viewing day and book one of the agreed appointment timeslots in advance.****

Council Tax Band: B

EPC Rating: C

Tenure: Freehold



Kitchen

6' 7" x 9' 9" (2.01m x 2.97m)

Living Room / Dining Room

11' 2" x 25' 10" (3.40m x 7.87m)

Bedroom 1

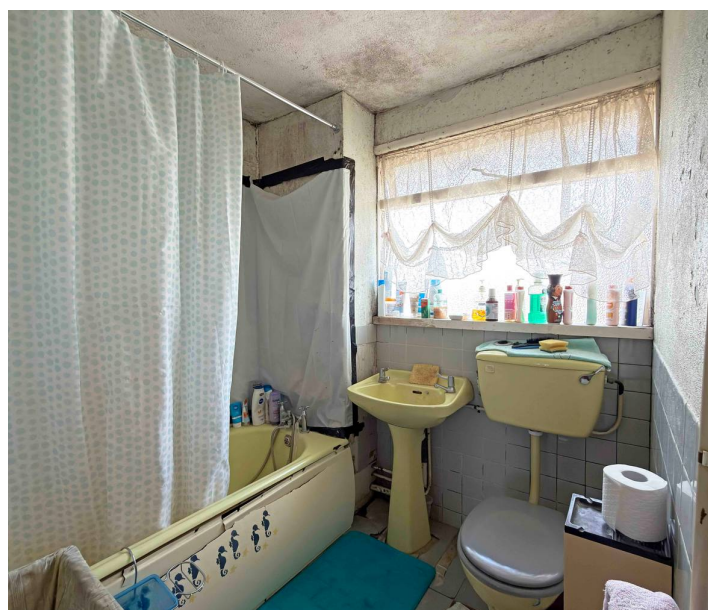
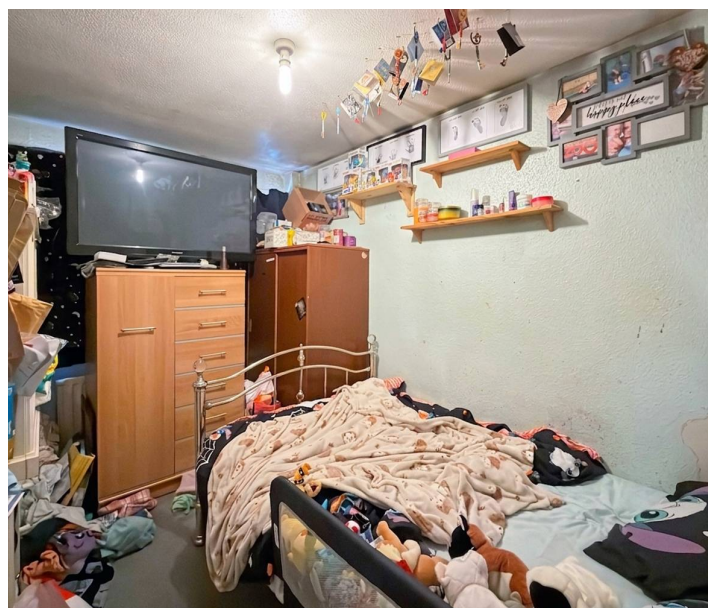
14' 4" x 12' 2" (4.37m x 3.71m)

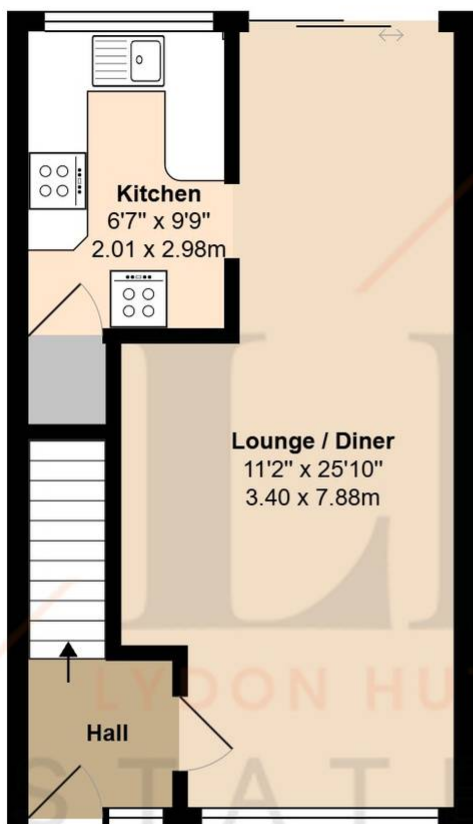
Bedroom 2

7' 10" x 11' 6" (2.39m x 3.51m)

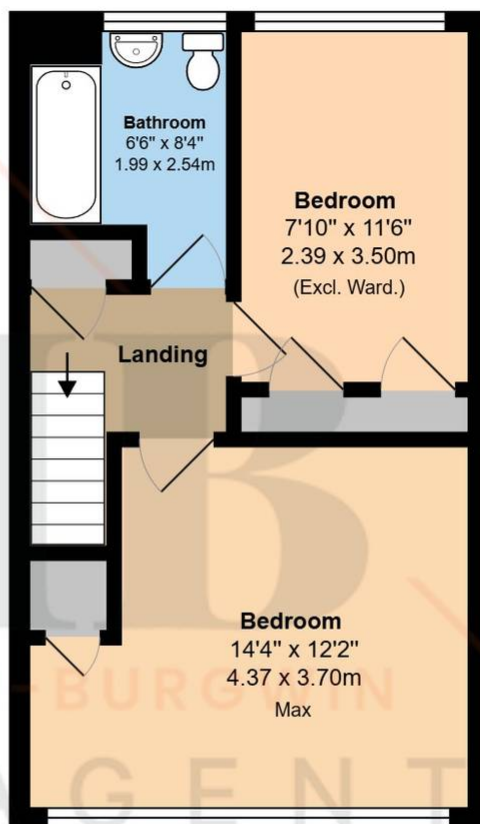
Bathroom

6' 6" x 8' 4" (1.98m x 2.54m)





Ground Floor



First Floor

Total Area: 759 ft² ... 70.5 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.

Created by 1st Image 2026

Whilst every effort has been made to ensure these particulars are accurate and include material information in accordance with the Digital Markets, Competition and Consumers Act 2024, they do not form part of any offer or contract. Buyers should satisfy themselves as to all material information through their own inspections and professional advisers. Services, systems and appliances have not been tested. Measurements, floor plans, photographs and any AI-enhanced or digitally staged images are provided for guidance only. Should a purchaser(s) have an offer accepted on a property marketed by **Lydon Hutton-Burgwin LLP (trading as LHB Estate Agents)**, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A fee of **£35 (inclusive of VAT) per purchaser** is payable in advance before a sales memorandum is issued. This fee is non-refundable.