



## 11 Wallace Road, Rustington – BN16 3JZ

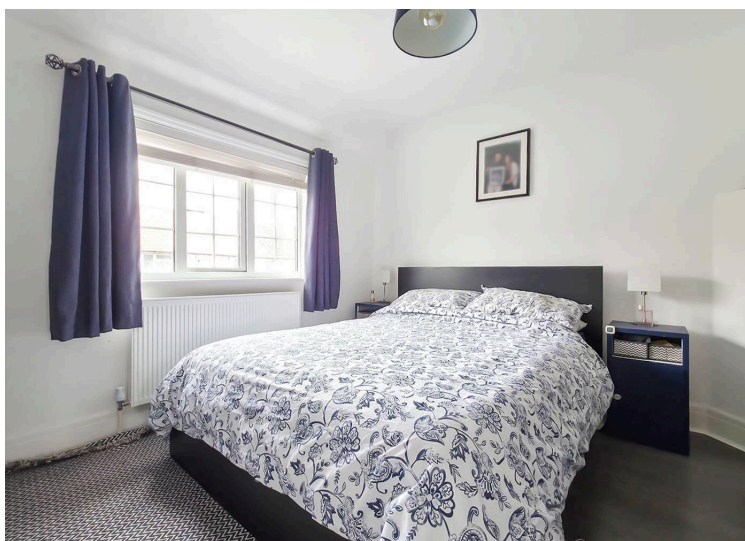
£315,000 Freehold

- Beautifully Improved Character Cottage Tastefully modernised by the current owners whilst retaining its original charm and character.
- • Stunning Kitchen/Dining Room Extended open-plan space featuring integrated appliances and an attractive exposed brick feature wall.
- • Utility Room & Ground Floor WC Rarely found in a home of this size, adding valuable practicality for everyday living
- • Generous West-Facing Rear Garden Enjoying afternoon and evening sunshine with side access and useful storage shed.
- • Off-Road Parking Private parking to the front of the property for added convenience.
- • Excellent Rustington Location Close to schools, transport links, local shops, retail parks, and Rustington Village amenities.



Positioned within a quiet no-through road in the heart of Rustington, this charming end-of-terrace cottage perfectly blends character and modern living. Having been significantly improved by the current owners over the last four years, the property offers beautifully presented accommodation, a fantastic west-facing garden, and a location that provides easy access to everything that makes Rustington such a desirable place to live. Whilst modest in size, this is a home that makes exceptional use of its space. The cosy lounge creates a welcoming retreat, full of warmth and character, whilst the impressive kitchen/dining room is undoubtedly the heart of the home. Extended and thoughtfully designed, this superb space offers ample room for cooking, dining, and entertaining. Stylish fitted units, integrated appliances, and a striking exposed brick feature wall combine to create a room with real personality, successfully blending contemporary design with the property's cottage charm. Practicality has not been overlooked, with the addition of a separate utility room and ground floor cloakroom, providing valuable everyday convenience rarely found in homes of this size. Upstairs, the property offers two bedrooms and a beautifully presented family bathroom finished in a modern style. Throughout the home, the current owners have carefully balanced modern décor with the property's original character, creating interiors that feel both stylish and inviting.

Outside, the sizeable west-facing rear garden enjoys sunshine throughout the afternoon and evening, making it the perfect place to relax, entertain, or enjoy family time outdoors. The garden also benefits from side access and a useful timber storage shed. To the front, off-road parking adds further practicality. The location is ideal for a wide range of buyers. Rustington Village, local schools, shops, bus routes, and retail parks are all within easy reach, whilst the nearby A259 provides convenient access to Worthing, Bognor Regis, and the surrounding areas. Whether you are a first-time buyer, downsizer, or someone looking for a character home with modern comforts, this delightful cottage offers a wonderful opportunity to enjoy village living in one of the area's most convenient locations. A charming cottage, thoughtfully updated and beautifully presented, offering character, practicality, and a superb lifestyle location in the heart of Rustington.





**Utility Room**

7' 3" x 5' 5" (2.22m x 1.66m)

**Kitchen / Dining Room**

18' 0" x 13' 8" (5.48m x 4.16m)

**Lounge**

10' 6" x 10' 5" (3.20m x 3.18m)

**Bedroom 1**

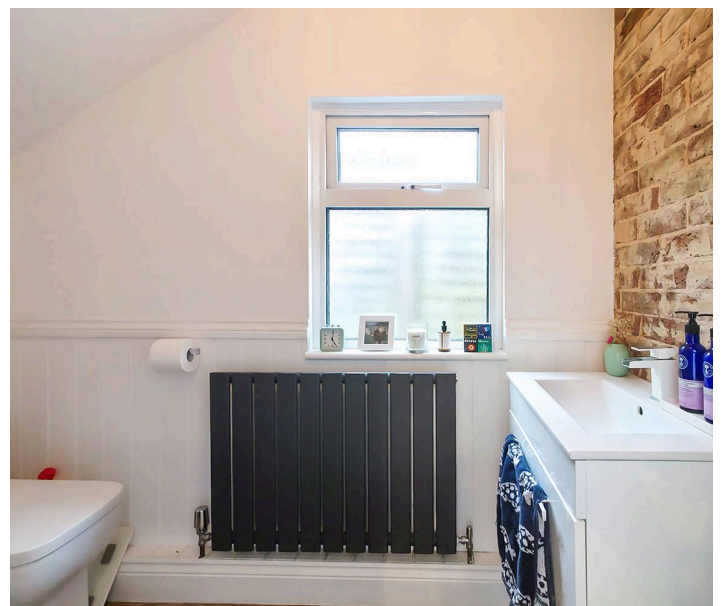
13' 8" x 10' 6" (4.16m x 3.20m)

**Bedroom 2**

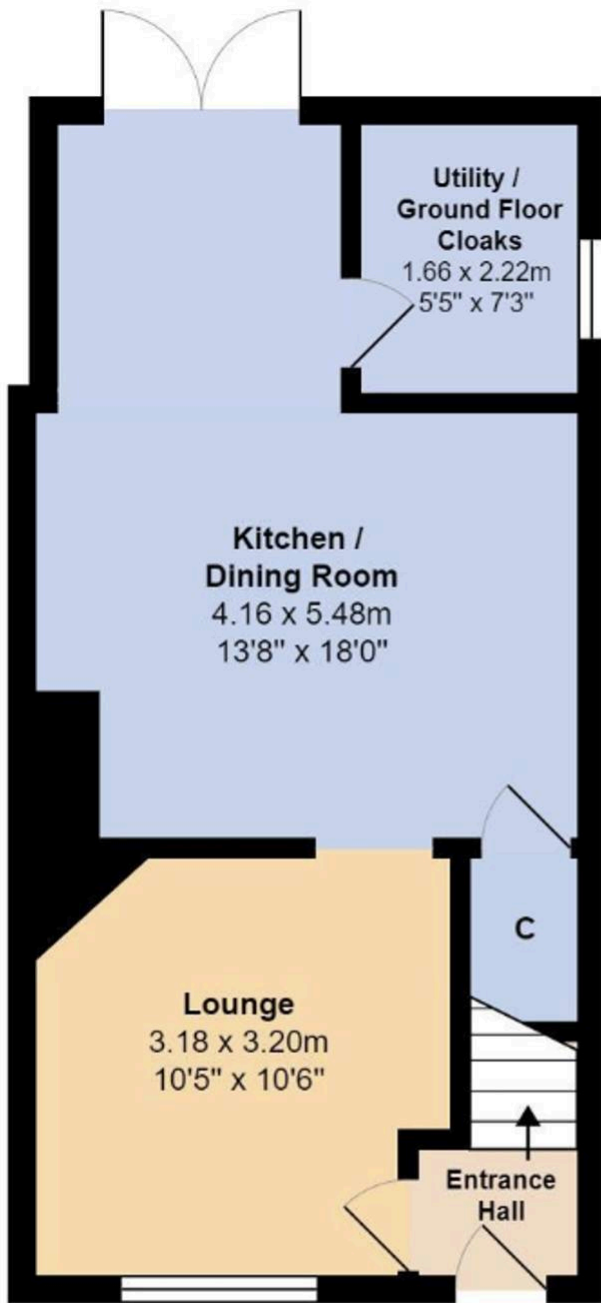
10' 5" x 6' 10" (3.18m x 2.09m)

**Bathroom**

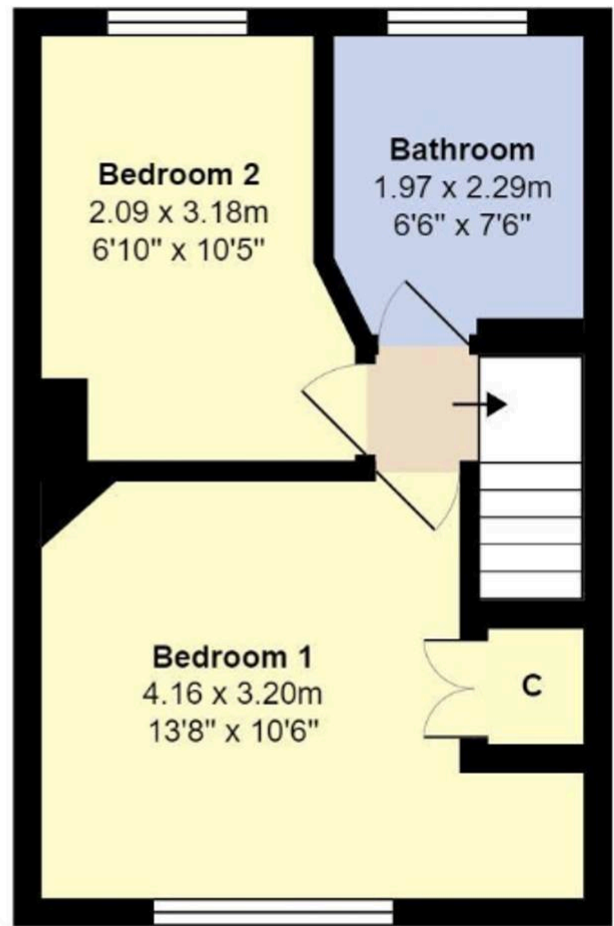
7' 6" x 6' 6" (2.29m x 1.97m)







**Ground Floor**  
Area: 31.3 m<sup>2</sup> ... 337 ft<sup>2</sup>



**First Floor**  
Area: 25.3 m<sup>2</sup> ... 272 ft<sup>2</sup>

**Total Area: 56.5 m<sup>2</sup> ... 609 ft<sup>2</sup>**

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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