



**OVER 60?**

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

**Price**

**£375,000**

**Freehold**

2x  1x  1x 

**Church Road,  
Rustington, West  
Sussex, BN16**

**cubitt&west**  
Helping you move forwards





## Main features

- Spacious and neutral home with fitted window shutters throughout
- Oak flooring on ground floor with under floor heating
- Lovely wood burner in the lounge, perfect for those cosy winter nights
- Central Village location
- Rear garden with direct access to garage

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Area: 23'1 x 12'6 (7.04m x 3.81m)

Kitchen: 12'7 x 7'8 (3.84m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 10'9 (4.14m x 3.28m)

Bedroom 2: 11'0 x 10'2 (3.36m x 3.10m)

Bathroom

### OUTSIDE

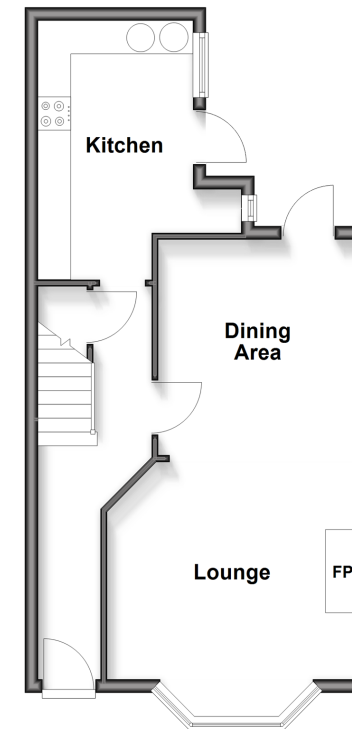
Front Garden

Rear Garden

Garage To Rear

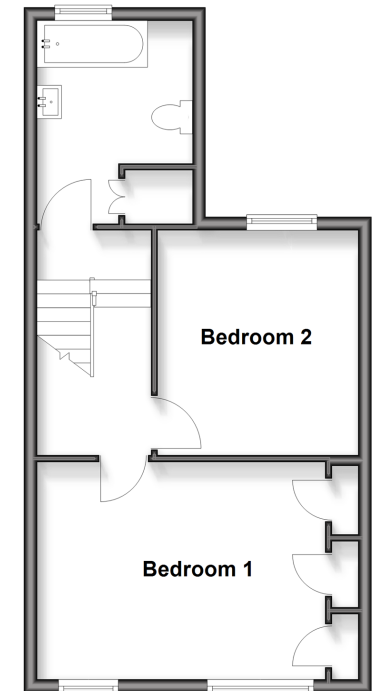
### Ground Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



### First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



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