



**JAMES & JAMES**  
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56 Worthing Road

Rustington, Littlehampton, BN16 3LD

Guide price £350,000

Freehold Council Tax Band C



A three bedroom end of terrace family home offering an exceptional opportunity for buyers seeking a property with significant scope to improve, extend, and truly make their own. Requiring modernisation throughout, this home presents the perfect canvas for a full refurbishment project, with the potential to substantially increase both living space and overall value. CHAIN FREE.

The accommodation currently comprises an entrance porch leading into a spacious south-facing lounge, filled with natural light and offering a comfortable main living area.

To the rear, there is a kitchen/diner providing ample space for redesign into a modern open-plan family hub, alongside a ground floor bathroom.

An internal hall gives access to a double garage and an additional utility or storage room, both of which offer further potential for conversion into habitable living space, subject to the necessary consents.

On the first floor, there are three well-proportioned bedrooms, all offering generous dimensions and flexibility for reconfiguration if desired. The layout lends itself well to alteration, allowing buyers to adapt the space to suit contemporary family living.

Externally, the property truly stands out, occupying a substantial plot with a rear garden extending in excess of 100ft. This impressive outdoor space not only provides excellent scope for landscaping but also presents clear potential for significant rear and side extensions, subject to the usual planning permissions.

The end of terrace position further enhances the possibilities, allowing for a wider footprint and greater design flexibility than many similar homes.

With its combination of internal space, large plot, and highly adaptable layout, this property offers a rare chance to undertake a comprehensive renovation and extension project, creating a bespoke family home tailored to individual needs.





Entrance Porch

Hall

Lounge

Kitchen

Dining Area

Bathroom

Double Garage

Utility/Storage Room

First Floor Landing

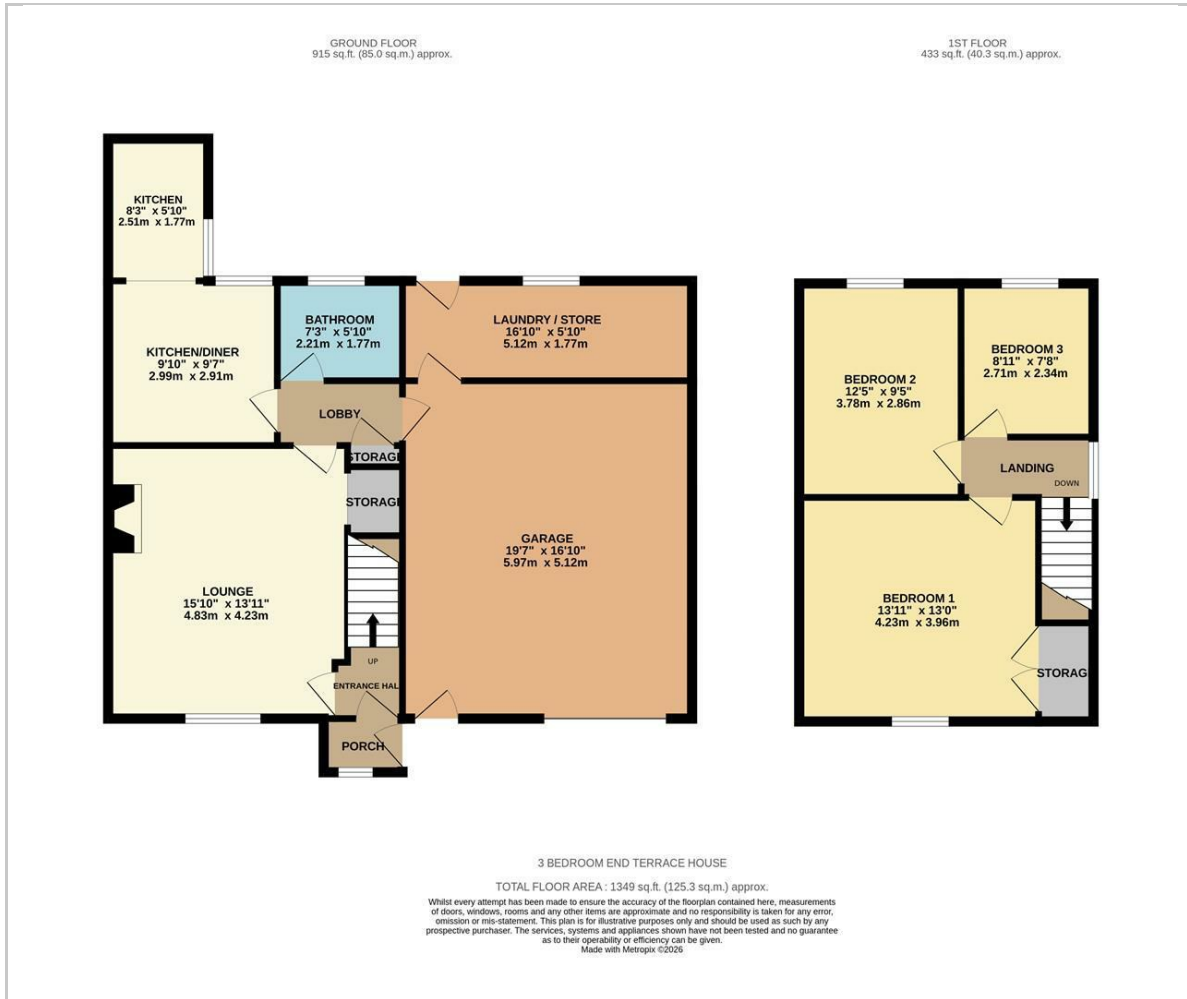
Bedroom

Bedroom

Bedroom

Bathroom

## Floor Plan



## Viewing

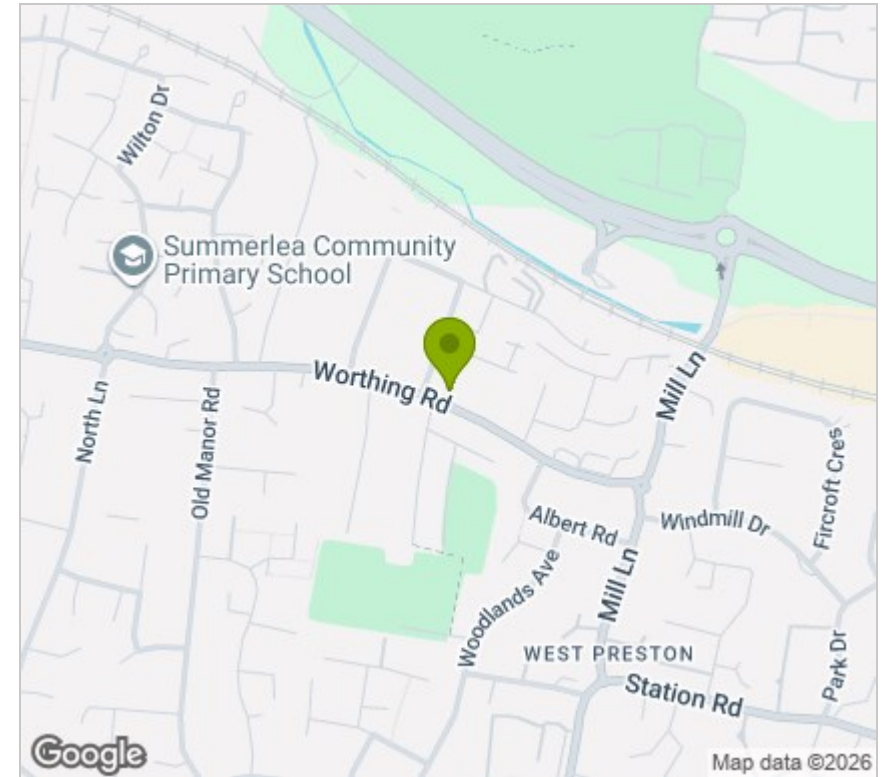
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## Area Map



## Energy Efficiency Graph

