

## 4 Worthing Road, Rustington, Littlehampton, BN16 3JX

£350,000

- Three Bedroom Semi Detached House
- Open Plan Lounge/Diner with Access to Rear Garden
- 0.4 Miles From Rustington Village & Amenities
- Double Garage With Electric Door
- Separate 16'8 x 8'6 Kitchen
- Driveway Parking
- Ground Floor W/C & Utility Room

# 4 Worthing Road, Littlehampton BN16 3JX

Situated in a highly convenient location just 0.4 miles from the heart of Rustington Village and its excellent range of shops, cafés and amenities, this three-bedroom semi-detached home offers spacious and versatile accommodation throughout.

The property features a bright and welcoming open-plan, double aspect lounge/diner with direct access to the rear garden, creating an ideal space for both everyday living and entertaining. A separate kitchen measuring 16'8 x 8'6 provides ample workspace and storage, complemented by a practical utility room and a convenient ground floor W/C.

To the first floor are three well-proportioned bedrooms served by the family bathroom & a separate shower too.

Externally, the property benefits from a private rear garden, driveway parking and a substantial double garage with electric door, offering excellent storage and secure parking.

An excellent opportunity for families, downsizers or those seeking village convenience, this attractive home combines generous living space with a sought-after location close to local amenities and transport links.



Council Tax Band: D

Tenure: Freehold



LOUNGE

12'7 x 12'1

DINING ROOM

10'9 x 10'3

KITCHEN

16'8 x 8'6

UTILITY ROOM

7'1 x 10'7

BEDROOM 1

19'6 x 11'

BEDROOM 2

16'2 x 11'1

BEDROOM 3

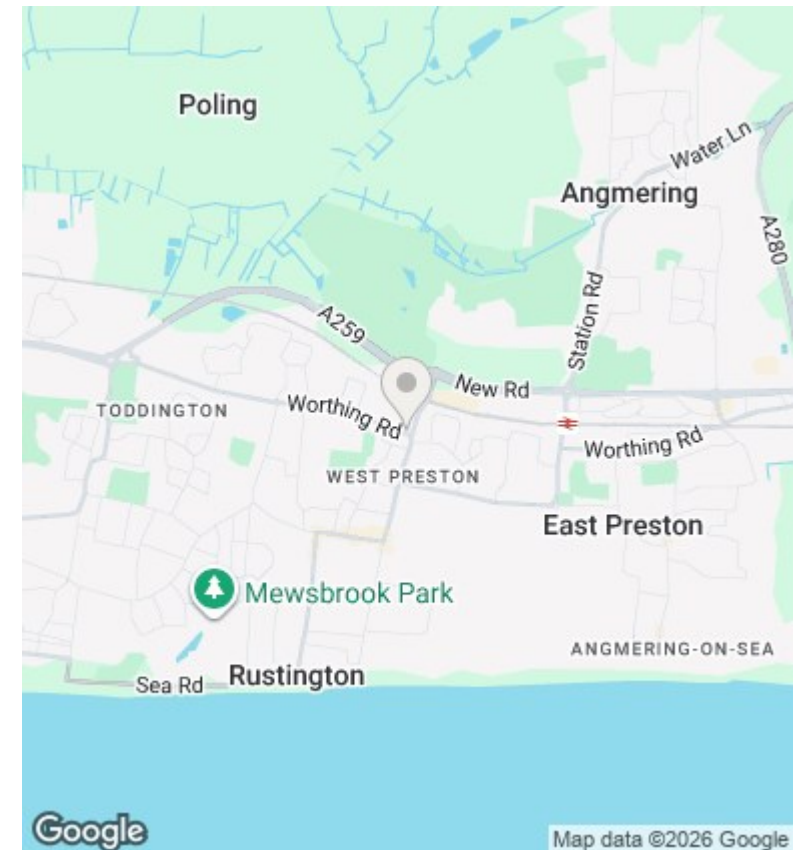
7'8 x 6'8

BOARDED LOFT

13'4 x 12'3

GARAGE

22'4 x 17'3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.