



## 2 Harsfold Road, Rustington – BN16 2QE

£595,000 Freehold

Detached 1950s home on a sought-after road just minutes from Rustington village and seafront • Approx. 1,400 sq ft with three generous double bedrooms • Spacious living accommodation throughout • West-facing rear garden with patio areas and mature planting • Off-road parking and integral garage • Excellent potential to improve or extend



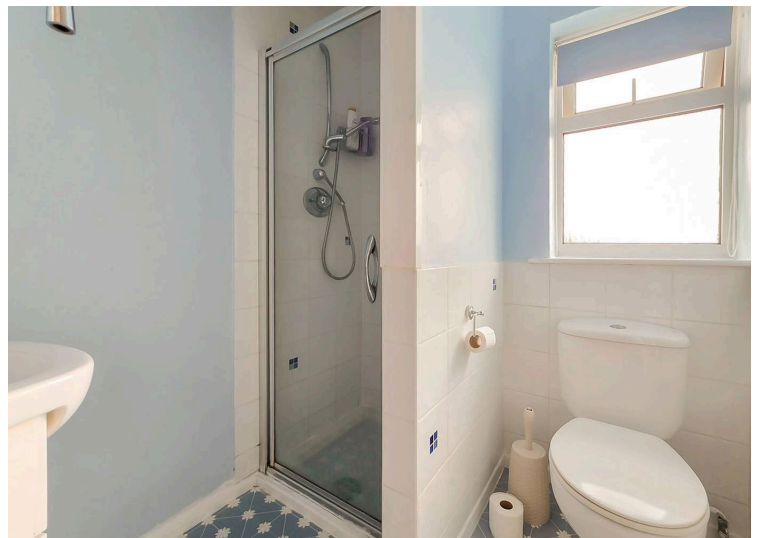
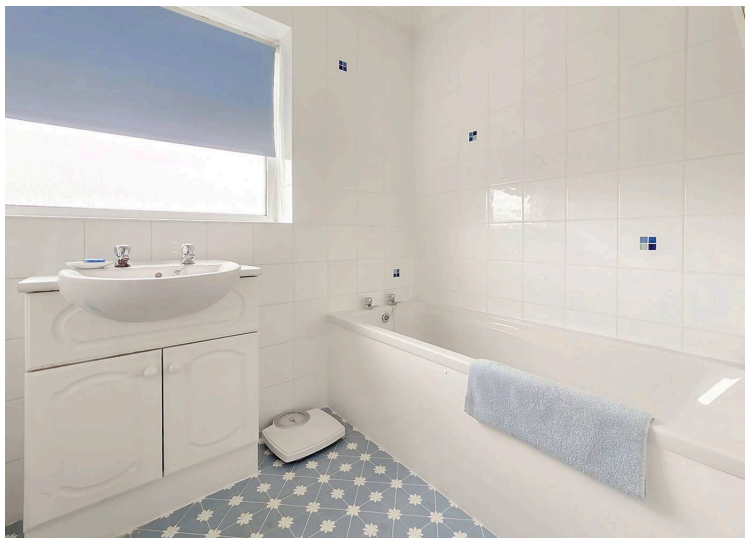
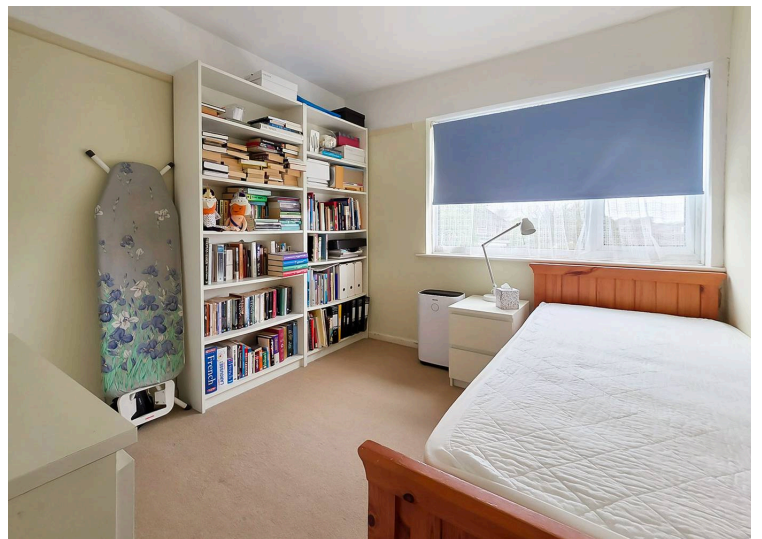
Located on the ever-popular Harsfold Road in Rustington, this 1950s detached home enjoys a fantastic position just minutes from both the seafront and Rustington village. The area is well regarded for its balance of coastal living and everyday convenience, with a wide range of independent shops, cafés and transport links all close by. The property offers just under 1,400 sq ft of internal accommodation and sits on a generous plot, typical of homes from this era, providing excellent scope for future improvement or extension (subject to the necessary consents). The current layout remains true to its 1950s design, with a spacious front-facing living room and a kitchen opening through to the dining area at the rear. The present owners have thoughtfully enhanced the home with a conservatory, as well as the addition of a utility room and downstairs WC leading from the kitchen, creating a more practical day-to-day layout.

Upstairs, there are three well-proportioned double bedrooms, along with a family bathroom fitted with a bath and a separate shower room with WC. The main bedroom is particularly impressive in size, benefiting from dual aspect windows and built-in wardrobes, while the remaining bedrooms continue the generous proportions seen throughout the home. Externally, the property offers ample off-road parking to the front, along with a garage that can also be accessed internally. To the rear, the west-facing garden is a real highlight, enjoying afternoon and evening sun, with a mature and well-established feel. There is a patio area directly off the rear of the property, ideal for outdoor dining, as well as a second, more private seating area tucked to the side of the home.

The property has been well cared for over the years and is perfectly liveable in its current condition, while still offering clear potential for modernisation or extension for those looking to add value over time. Harsfold Road itself is made up predominantly of detached family homes and continues to appeal to both families and downsizers alike, thanks to its peaceful setting and proximity to the coast. The vendors are suited with a complete chain in place, and viewings are highly recommended to fully appreciate both the home and its location.

Council Tax band: E

Tenure: Freehold





**Lounge**  
16' 4" x 12' 4" (4.98m x 3.76m)

**Dining Room**  
11' 9" x 9' 9" (3.58m x 2.96m)

**Kitchen**  
11' 7" x 9' 9" (3.54m x 2.96m)

**Conservatory**  
10' 10" x 7' 10" (3.30m x 2.40m)

**Bedroom 1**  
13' 11" x 12' 5" (4.23m x 3.79m)

**Bedroom 2**  
12' 6" x 11' 11" (3.82m x 3.64m)

**Bedroom 3**  
9' 10" x 9' 9" (3.00m x 2.98m)

**Utility Room**  
8' 11" x 6' 3" (2.72m x 1.91m)

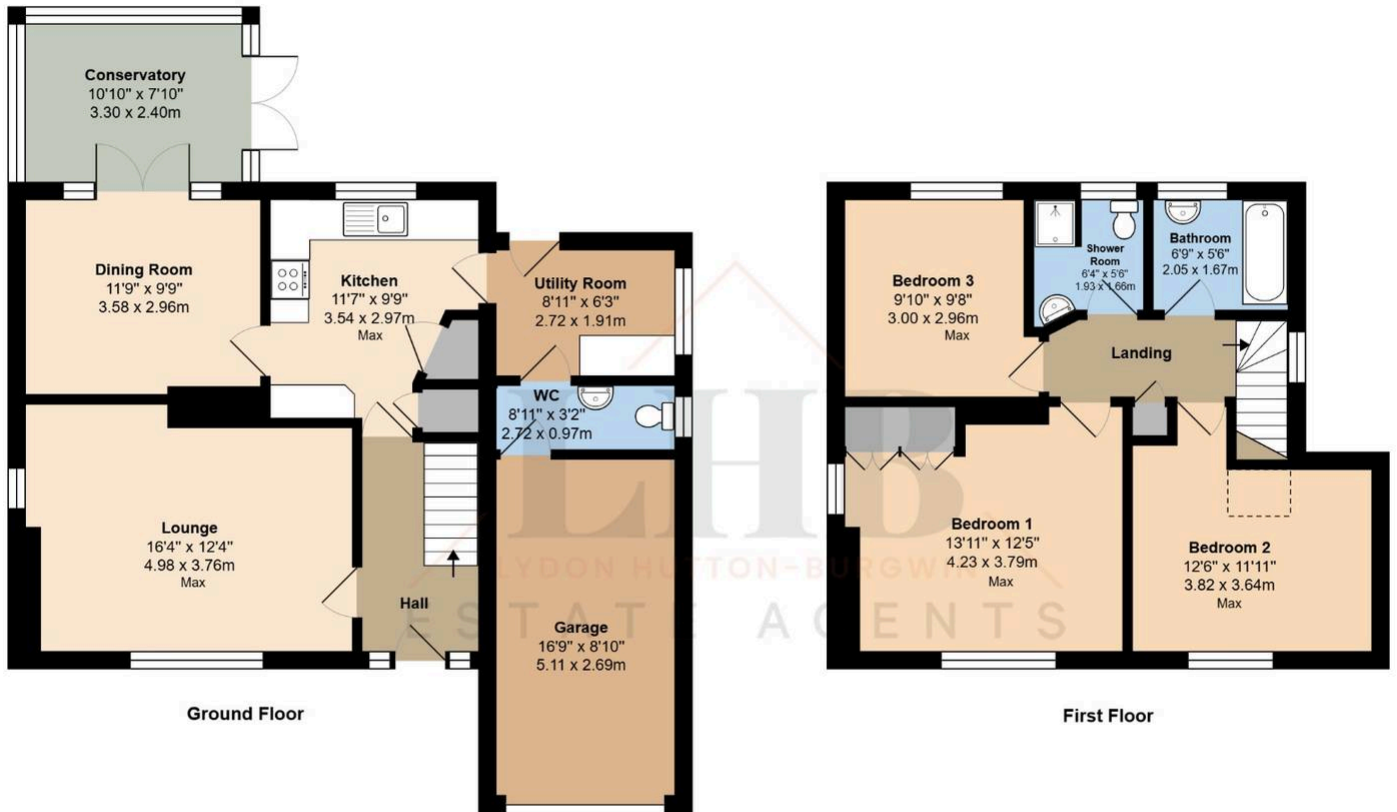
**Bathroom**  
6' 9" x 5' 6" (2.05m x 1.67m)

**Shower Room**  
4' 6" x 3' 2" (1.37m x 0.96m)

**Garage**  
16' 9" x 8' 10" (5.11m x 2.69m)







Total Area: 1397 ft<sup>2</sup> ... 129.8 m<sup>2</sup> (Includes Garage)

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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