



31 Fontwell Close, Rustington - BN16 2LL

£352,500 Freehold

- Extended Open-Plan Kitchen/Dining Room A superb family space featuring shaker-style units. • Immaculately Presented Throughout Beautifully maintained and thoughtfully improved to create a stylish move-in-ready home.
- Three Bedrooms & Ground Floor WC Two generous double bedrooms, a versatile third bedroom, family bathroom
 - Separate Lounge with Log Burner A bright yet cosy reception room offering the perfect space to relax and unwind.
 - Garage, Driveway & Low-Maintenance Gardens • Prime South Rustington Location Moments from the beach, close to Rustington Village, and enjoying a peaceful position overlooking open green space.



Immaculately presented throughout, this exceptional three-bedroom family home offers the space, layout, and location that so many buyers are searching for. Situated within the highly desirable South Rustington area, just moments from the seafront and within easy walking distance of Rustington Village, the property has been thoughtfully improved to create a stylish and practical home perfectly suited to modern family life. At the heart of the home is the impressive extended kitchen/dining room, a wonderful open-plan space designed for both everyday living and entertaining. Fitted with an attractive range of shaker-style units, complemented by a Belfast sink, range-style cooker, and extensive built-in storage, the kitchen successfully combines timeless character with modern functionality. A substantial central island provides additional workspace, houses the sink, and creates an informal breakfast bar, whilst the generous open-plan layout offers ample room for dining and an additional family seating area, making it the true hub of the home. The separate lounge provides the ideal balance, offering a more formal reception room away from the main living space. Bright and welcoming throughout, the addition of a log-burning stove creates a cosy atmosphere during the colder months whilst maintaining a light and airy feel year-round. A recently added porch extension further enhances the property, providing valuable storage and creating an attractive first impression upon arrival.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

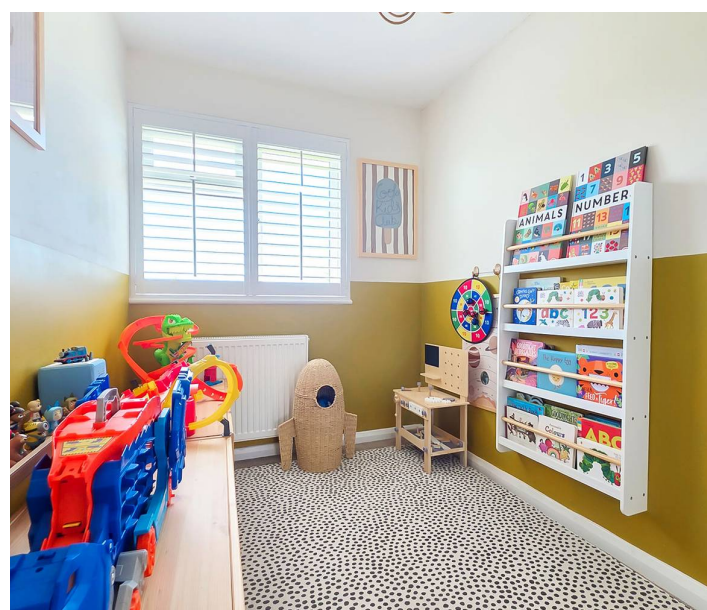
EPC Environmental Impact Rating: C



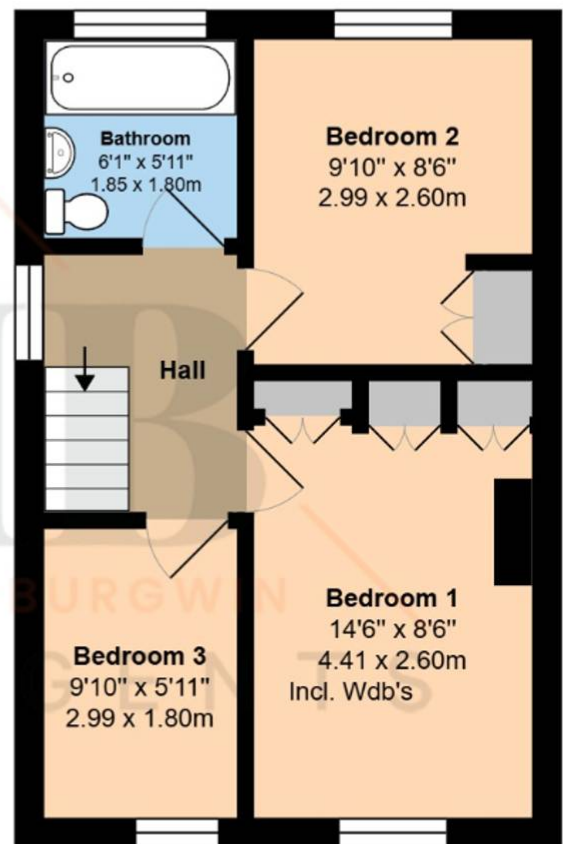
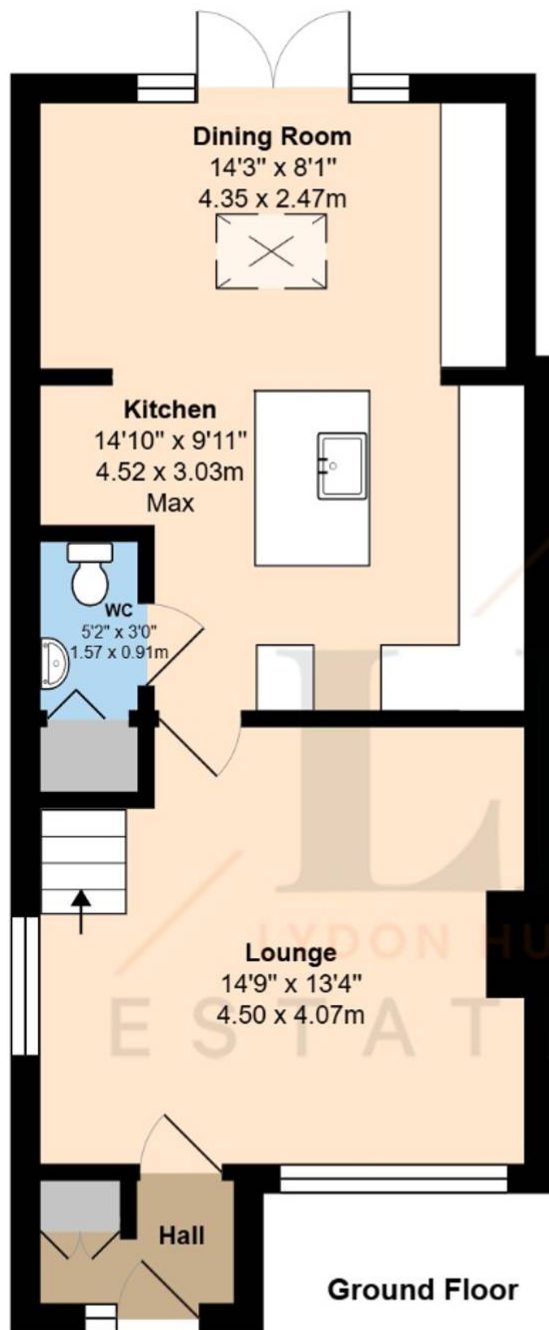


Upstairs, the property continues to impress with two generous double bedrooms and a well-proportioned third bedroom, ideal as a child's room, nursery, or home office. The fully tiled family bathroom is finished to a high standard and features a bath with overhead shower, controlled by a modern digital thermostat system. A convenient ground floor cloakroom is located off the kitchen.

Outside, both the front and rear gardens have been designed with ease of maintenance in mind, featuring artificial lawn areas that allow more time to enjoy and less time maintaining. The rear garden enjoys direct access to the driveway and garage via a rear gate, creating excellent practicality for day-to-day living. Frontwell Close enjoys a particularly peaceful setting, with attractive open green space to the front and vehicle access positioned to the rear. The location perfectly captures the best of coastal living, being just a short stroll from the beach whilst remaining within easy reach of Rustington's excellent range of shops, cafés, restaurants, and amenities. A beautifully presented family home in a highly sought-after location, offering modern open-plan living, excellent storage, and the coastal lifestyle that makes South Rustington so desirable.







Total Area: 839 ft² ... 78.0 m²

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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