



Wakehurst Place, Rustington, West Sussex, BN16
£300,000



Property Type: Terraced House

Bedrooms: 3

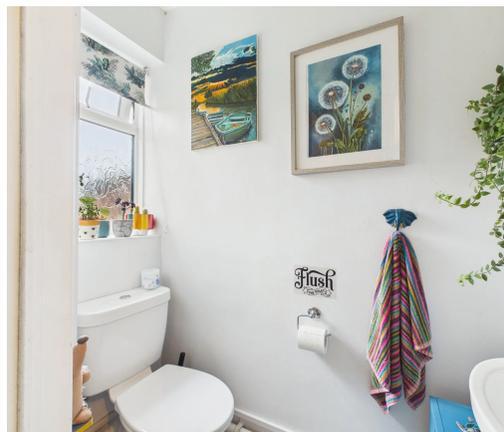
Bathrooms: 1

Receptions: 1

Council Tax Band: C

- Three bedroom home
- Garage
- Modern Kitchen
- Spacious reception onto garden
- Chain Free
- Close to Rustington High Street
- Quiet location
- Family bathroom
- Gas Central Heating

A well-presented three-bedroom terraced home, ideally positioned within this popular Rustington location, close to shops, offering spacious and versatile accommodation along with a private rear garden and the added benefit of a garage.





Discover this charming chain-free terraced house, offering three bedrooms, a well-proportioned reception room, and a lovely garden. Situated in a sought-after location, this property is perfect for those seeking comfortable living with excellent local amenities nearby.

INTERNAL

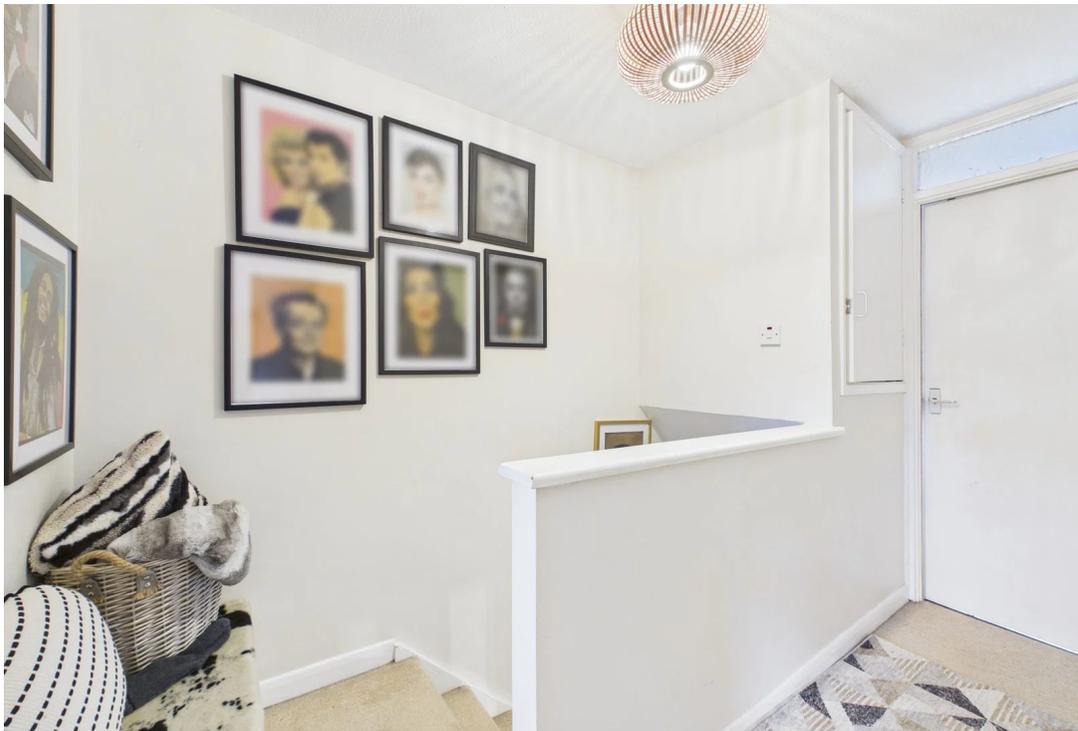
Upon entering, you are greeted by an inviting hallway that leads to the main living areas. The spacious reception room provides ample space for both relaxation and dining, creating a versatile family hub. Adjacent to this, the fitted kitchen offers functional space for meal preparation. Upstairs, the property features three comfortable bedrooms, each providing a peaceful retreat. The main bathroom is also located on this floor, fitted with essential amenities for everyday convenience.

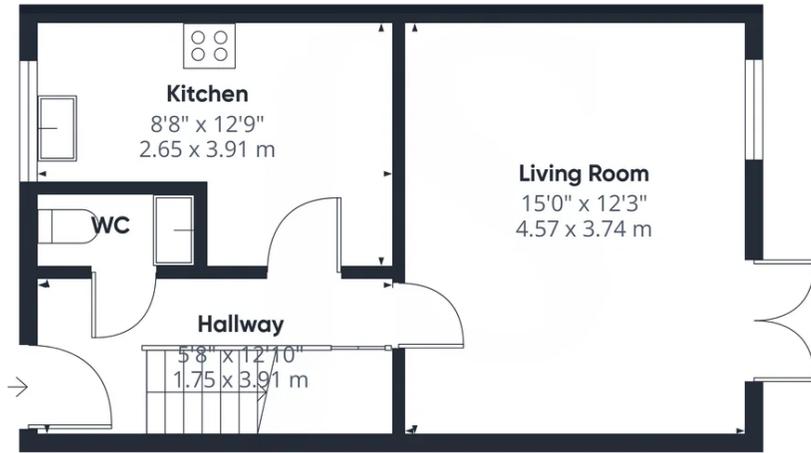
EXTERNAL

To the rear, the property benefits from a private garden, offering a pleasant outdoor space for leisure and entertaining. This area provides a secure and appealing environment for outdoor enjoyment. Parking is available on a first come first serve basis and there is the useful addition of a garage.

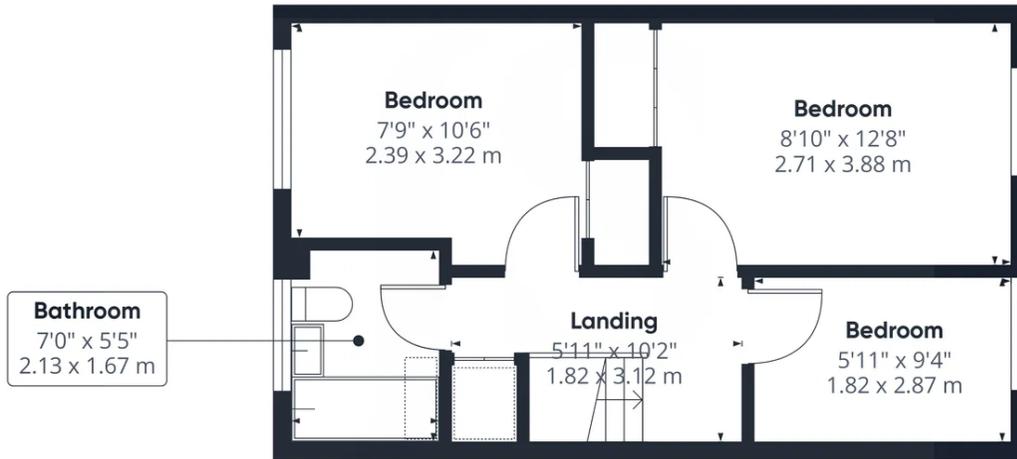
SITUATED

Located in the BN16 3NG postcode area, this home benefits from its proximity to various local amenities. Residents will appreciate the easy access to nearby shops, services, and public transport links, ensuring convenience for daily needs and commuting. The area is known for its welcoming community, making it an ideal place to settle.





Ground Floor



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.