JAMES&JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



8 Georgian Gardens

Rustington, Littlehampton, BN16 3AZ

Guide price £400,000

Freehold Council Tax Band

3 | 1 | 1 | D

A stunning three bedroom semi-detached home, ideally positioned in the popular seaside village of Rustington, offering spacious accommodation, a private garden and excellent everyday convenience. Perfectly suited to family life, the property is within easy reach of the village centre, local amenities, schools and the beautiful Sussex coastline, making this a home that combines practicality with a relaxed coastal lifestyle.

The current vendors have created modern open plan living by knocking through the kitchen into the dining room in 2025, which also has double doors providing access to the rear garden. There is a separate living room and downstairs cloakroom on the ground floor. To the first floor there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the rear garden provides an enjoyable space for relaxing, entertaining and family life, being mainly laid to lawn with a patio area and direct access to the garage. There is also useful off-road parking to the front.

Rustington has long been a favourite for those looking to enjoy village living close to the sea. The centre offers a fantastic mix of independent shops, cafés, restaurants and traditional pubs. The seafront and surrounding countryside provide plenty of opportunities for coastal walks, cycling and enjoying the outdoors.

For commuters, Littlehampton and Angmering railway stations provide regular services, including routes towards London Victoria, while local bus services connect Rustington with surrounding towns and villages. With Brighton approximately 22 miles away and London around 65 miles, this is a superb location for combining coastal living with convenient access to the wider region.

Viewing is strongly advised to appreciate the space, presentation and lifestyle this appealing Rustington home has to offer.

EA Act 1979 We write to advise any potential purchaser that the seller of this property is a relation to J&JEA

























Entrance hall

Lounge
15'9 x 10'11 (4.80m x 3.33m)

Kitchen/diner
18'0 x 9'6 (5.49m x 2.90m)

Ground floor w/c

Stairs to first floor

Bedroom one (with fitted wardrobes)
12'11 x 10'11 (3.94m x 3.33m)

Bedroom two (with fitted wardrobes)
10'11 x 10'1 (3.33m x 3.07m)

Bedroom three
8'11 x 6'9 (2.72m x 2.06m)

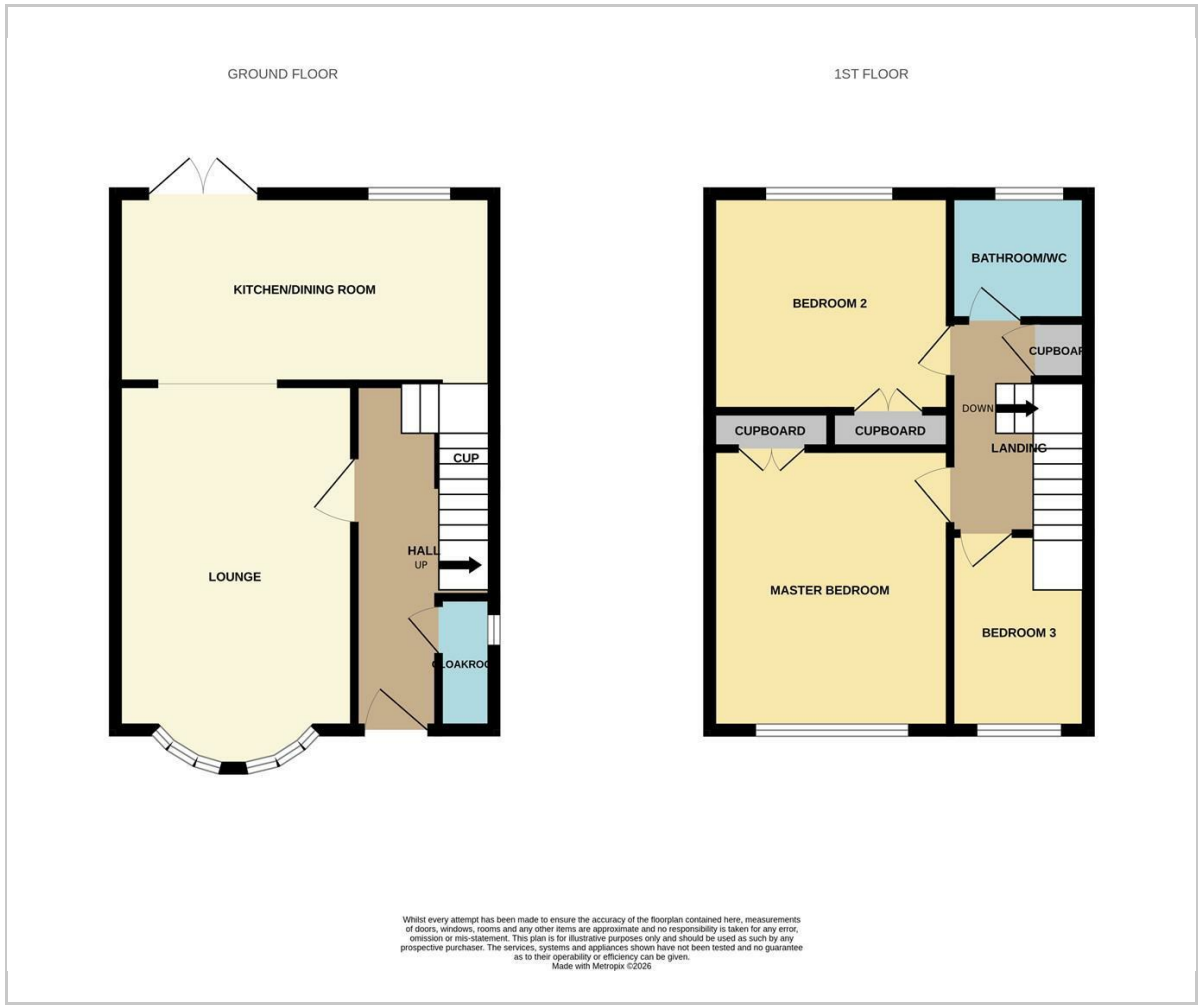
Family bathroom

Garage

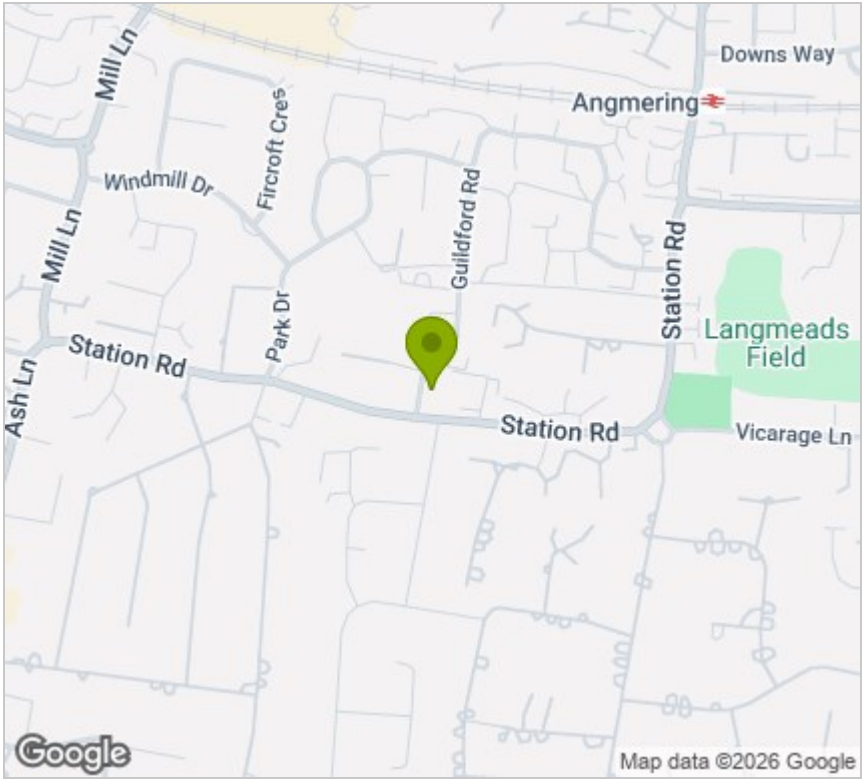
Garden

Off Road Parking

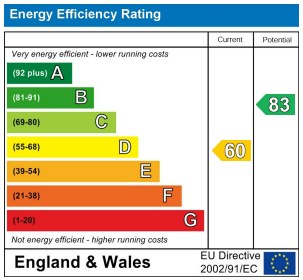
Floor Plan

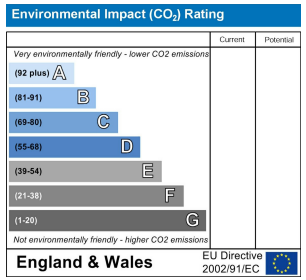


Area Map



Energy Efficiency Graph





Viewing

Please contact our Ferring Sales Office on 01903 958655
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

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