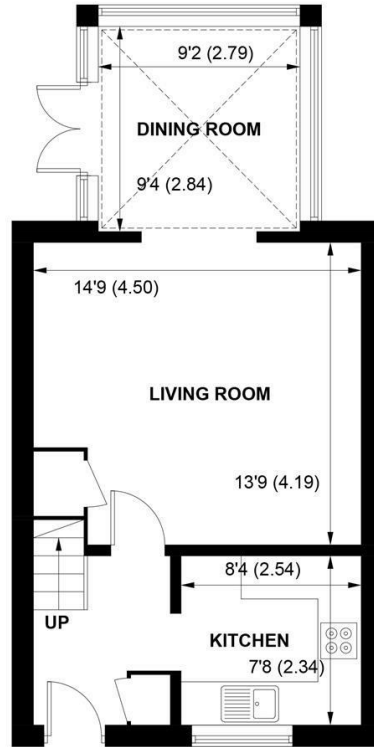
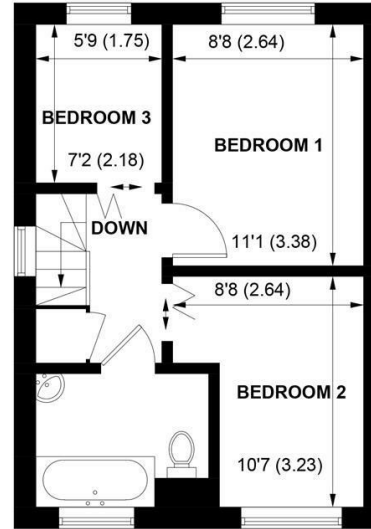




1 CRUNDENS CORNER, RUSTINGTON, WEST SUSSEX, BN16 3RX



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 750 SQ FT / 69.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£295,000 Freehold

1, CRUNDENS CORNER, RUSTINGTON, WEST SUSSEX, BN16 3RX

- Three Bedroom End of Terrace House
- Quiet Cul De Sac Location
- Two Double Bedrooms
- Useful Conservatory
- Spacious Living Room
- Generous Rear Garden
- Side Garden Access
- Garage And Parking Space
- Ideal Family Home

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

Situated within a quiet cul-de-sac, this attractive three-bedroom end of terrace house offers well-planned accommodation arranged over two floors. With a generous rear garden, garage, and off-road parking, the property is ideally suited to first-time buyers, families, or those looking for a comfortable home in a peaceful residential setting.

The property is approached via an entrance hall which provides access to the principal ground floor rooms. The kitchen offers a practical space for everyday cooking and benefits from a good level of storage and workspace.

The living room provides a comfortable and inviting reception space and benefits from opening directly into a conservatory. This additional room creates a useful extension of the living accommodation and provides an excellent space from which to enjoy views over the rear garden. The conservatory could be used as a dining area, family room, home office, or simply as a relaxing space throughout the year.

Upstairs, the property offers two well-proportioned double bedrooms together with a further single bedroom. The versatile bedroom arrangement provides plenty of flexibility for families, guests, or those requiring dedicated home-working

space. A family bathroom completes the first floor.

Outside, the generous rear garden is predominantly laid to lawn, providing an excellent area for outdoor entertaining, gardening, or family activities. The garden offers plenty of scope for buyers to personalise and create their own ideal outdoor space. A side access gate provides convenient access from the garden through to the garage and off-road parking space, adding further practicality to the property.

The quiet cul-de-sac location provides a peaceful setting while still offering convenient access to local amenities, schools, shops, and transport links.

Combining three bedrooms, useful additional living space, a generous garden, garage, and parking, this property represents an excellent opportunity for a variety of buyers. Early viewing is recommended to fully appreciate the accommodation and potential this home has to offer.

