



56 Holmes Lane, Rustington - BN16 2PU

£340,000 Freehold

Chain Free • 3 Bedroom Semi Detached • Garage at rear of property • Fantastic location • South Facing Rear Garden



Offered to the market chain free, this well-presented three-bedroom semi-detached home occupies a fantastic position along the ever-popular Holmes Lane, perfectly situated between Rustington Village and the seafront. Providing buyers with the opportunity to enjoy both local amenities and coastal walks within easy reach, the property offers practical and comfortable living in a highly convenient location. The accommodation is neatly presented throughout and has been clearly well cared for by the current owners. Whilst not recently modernised, the home offers a clean and tidy interior that buyers can move straight into and enjoy from day one, whilst still offering scope to personalise over time should they wish. The ground floor comprises a comfortable lounge positioned at the front of the property, creating a welcoming space to relax. To the rear, a separate dining room enjoys views over the garden and provides an excellent space for family meals and entertaining. The kitchen is practical and well-maintained, benefiting from direct access to the rear garden.

Kitchen

10' 10" x 7' 5" (3.30m x 2.27m)

Dining Area

10' 10" x 8' 11" (3.30m x 2.72m)

Lounge

12' 11" x 10' 3" (3.93m x 3.12m)

Bedroom 1

13' 5" x 10' 0" (4.08m x 3.04m)

Bedroom 2

10' 10" x 10' 0" (3.30m x 3.04m)

Bedroom 3

7' 0" x 6' 4" (2.14m x 1.93m)





Upstairs, the property offers three bedrooms alongside a family bathroom, making it an ideal home for families, downsizers, or buyers looking for a well-located coastal property. One of the standout features of the home is the south-facing rear garden. Designed with ease of maintenance in mind, it provides a private and sunny outdoor space that can be enjoyed throughout the day without the burden of extensive upkeep.

To the rear of the garden, a gate provides direct access onto a private cul-de-sac which leads to the garages serving the neighbouring properties, adding both convenience and practicality. Homes in this location continue to prove popular due to their proximity to Rustington's excellent range of shops, cafés and amenities, whilst the beach and seafront can be reached within a pleasant walk. Offered with no onward chain, this property presents an excellent opportunity for buyers seeking a straightforward move into a well-maintained home in one of the area's most desirable coastal locations.

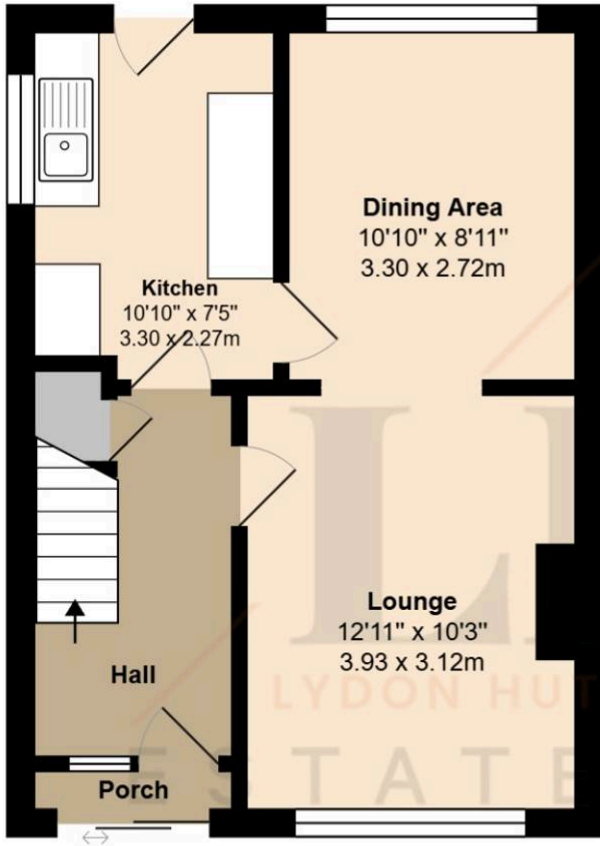
Council Tax band: C

Tenure: Freehold

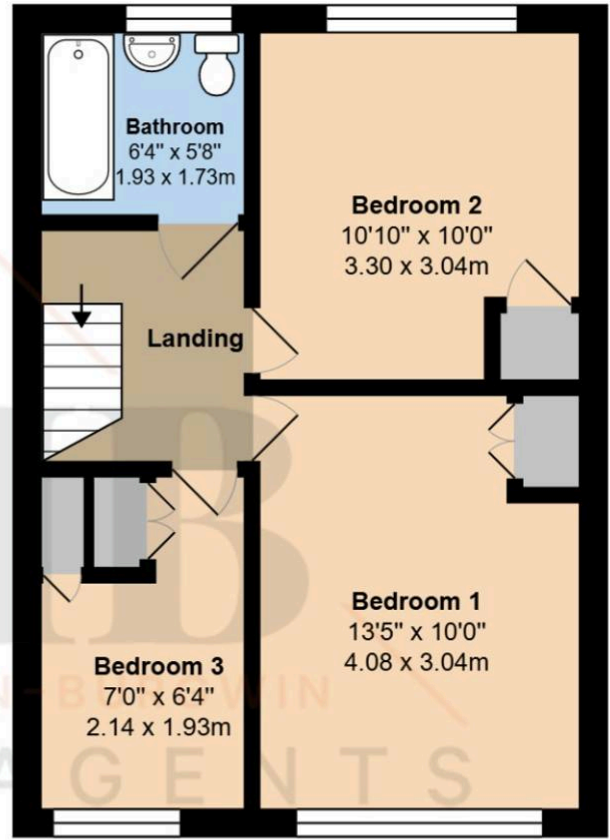
EPC Energy Efficiency Rating: D







Ground Floor



First Floor

Total Area: 818 ft² ... 76.0 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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