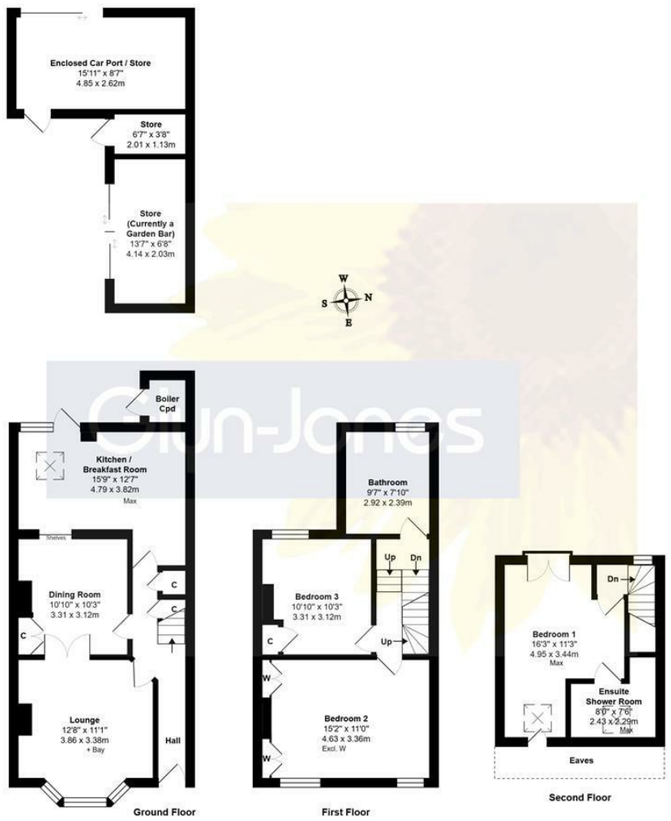
2 Church Road, Rustington
Littlehampton BN16 3NN

£425,000 - Freehold





Total Area: 1462 ft² ... 135.8 m² (Includes Car Port & Garden Stores)

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.
Created by 1st Image 2026

- **Extended Victorian Terrace House With Accommodation Over Three Floors**
- **Lounge & Separate Dining Room**
- **Spacious Family Bathroom**
- **West Facing Rear Garden**
- **Potential Off Road Parking**
- **Three Double Bedrooms (Main Bedroom With En-Suite & Juliet Balcony)**
- **Kitchen//Breakfast Room**
- **Many Period Features**
- **Gas Heating & Double Glazing**
- **Central Village Location**

Located in the heart of Rustington, this well-presented Victorian terrace house offers a charming blend of period elegance and modern convenience across three well-proportioned floors. Retaining many original features, the property is set within the vibrant and sought-after village centre.
Upon entering, a welcoming entrance hall leads you into a spacious bay-fronted lounge, complete with stone fire surround, currently used as an open fire. Double doors open into a separate dining room, ideal for entertaining family and friends. The extended kitchen/breakfast room is fitted with a range of classic cream shaker-style units, stylish granite work surfaces, and some integrated appliances. The kitchen provides ample space for dining and features double doors opening out to the delightful west-facing rear garden. The first floor offers two spacious double bedrooms, each boasting attractive cast iron fireplaces, and a generous family bathroom with both a bath and a separate shower. The top floor is dedicated to the impressive main bedroom, a light-filled double aspect space with French doors leading to a Juliet balcony and an en-suite shower room for added privacy.
Outside, the property benefits from an enclosed west facing rear garden, featuring a decked seating area, central lawn surrounded by mature shrubs, a timber-built outdoor bar, and a handy attached storage shed. For added convenience, there is also a larger enclosed car port/ workshop accessed via a private rear service road, providing valuable off-road parking or flexible workspace.

TENURE - Freehold

Council Tax Band:
Energy Performance Rating: D

AGENTS NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

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