



**Station Road, Rustington, BN16 3BJ**

**Guide Price £650,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 3

**Receptions:** 3

**Tenure:** Freehold

**Council Tax Band:** E

- Spacious home offering generous accommodation throughout
- Two bright reception rooms providing versatile living space
- Four well-proportioned bedrooms, plus a single
- Excellent location close to Rustington village centre and beach
- Generous plot with superb frontage and plenty of parking
- Very large garage/workshop, ideal for hobbies or storage
- Scope for modernisation and updating
- Potential for extension (subject to consents)
- Close to shops, cafés, restaurants, and local amenities
- Superb road and rail links for commuting to Worthing, Brighton, Chichester, and London



Spacious four/five bedroom home with two reception rooms, large garage/workshop, superb parking and huge potential, all set close to Rustington village and the beach.



Jacobs Steel East Preston are delighted to present this substantial detached home, perfectly positioned for easy access to the vibrant village of Rustington and its fantastic amenities. This spacious property offers generous accommodation throughout, a superb amount of parking, and a very large garage/workshop, making it an ideal choice for those seeking a home with excellent space, practicality, and the potential to create something truly special.

While the house would benefit from some updating, it represents a wonderful opportunity for buyers looking to modernise and add their own style. There is also plenty of scope to extend further, subject to the necessary consents, making this a property that can grow and evolve with your needs over time.

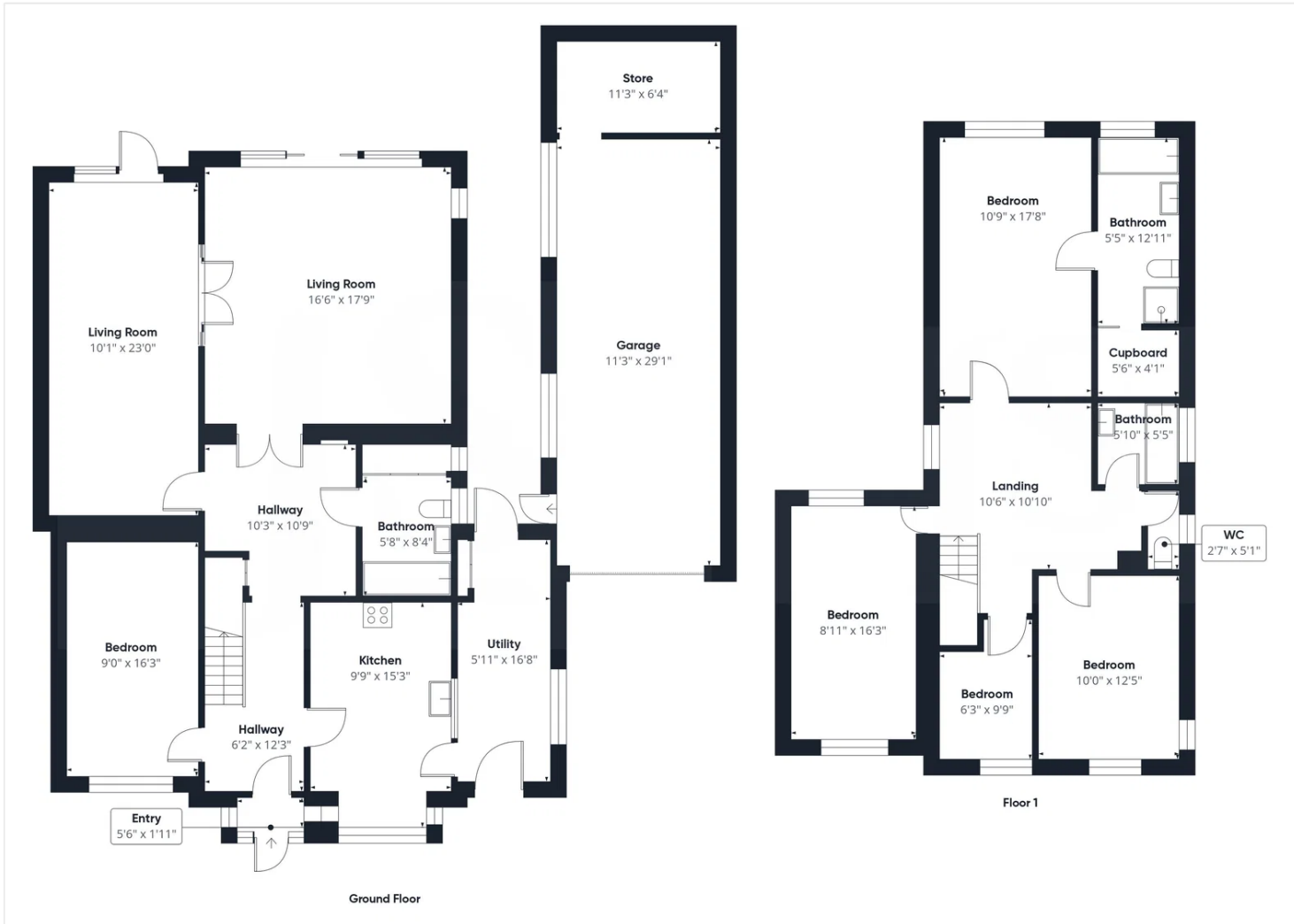
The ground floor offers a bright and airy layout with two large living rooms, providing flexibility for family living, entertaining, or simply relaxing. The kitchen, which includes an adjoining utility room, has direct access to the garden. There is also a downstairs bedroom and bathroom, perfect for guests, teenagers, or multi-generational living.

Upstairs, the property offers four well-proportioned bedrooms, the larger with a substantial en-suite and a family bathroom, along with a separate WC. The layout provides ample space for a growing family and the potential to reconfigure or enhance the accommodation to suit your lifestyle.



Outside, the property really shines. The generous driveway provides extensive off-road parking, ideal for multiple vehicles, motorhomes, or even a boat. The very large garage/workshop is an impressive feature, perfect for car enthusiasts, hobbies, or substantial storage needs. The south facing rear garden is private and a great size, offering plenty of space for children to play, entertaining friends and family, or simply enjoying the outdoors.

Rustington itself is a hugely popular coastal village, offering a fantastic lifestyle with an excellent range of local amenities. The bustling village centre is just a short distance away and boasts a wide variety of shops, cafés, and restaurants, while the beach is close by for those who enjoy seaside walks and outdoor living. For commuters and those who like to explore further afield, the area benefits from superb road and rail connections, with easy access to Worthing, Brighton, Chichester, London and the surrounding Sussex countryside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(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 properties 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.