

8 Georgian Gardens

Rustington, Littlehampton, BN16 3AZ

Guide price £425,000

Freehold Council Tax Band



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.

Inside, the generous accommodation provides plenty of space for modern family living, with a welcoming living room, modern kitchen dining room with doors opening directly onto the garden. A ground floor cloakroom adds further convenience. Upstairs 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, alongside well-known names including Waitrose, Tesco, Sainsbury's, WH Smith and Iceland. 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

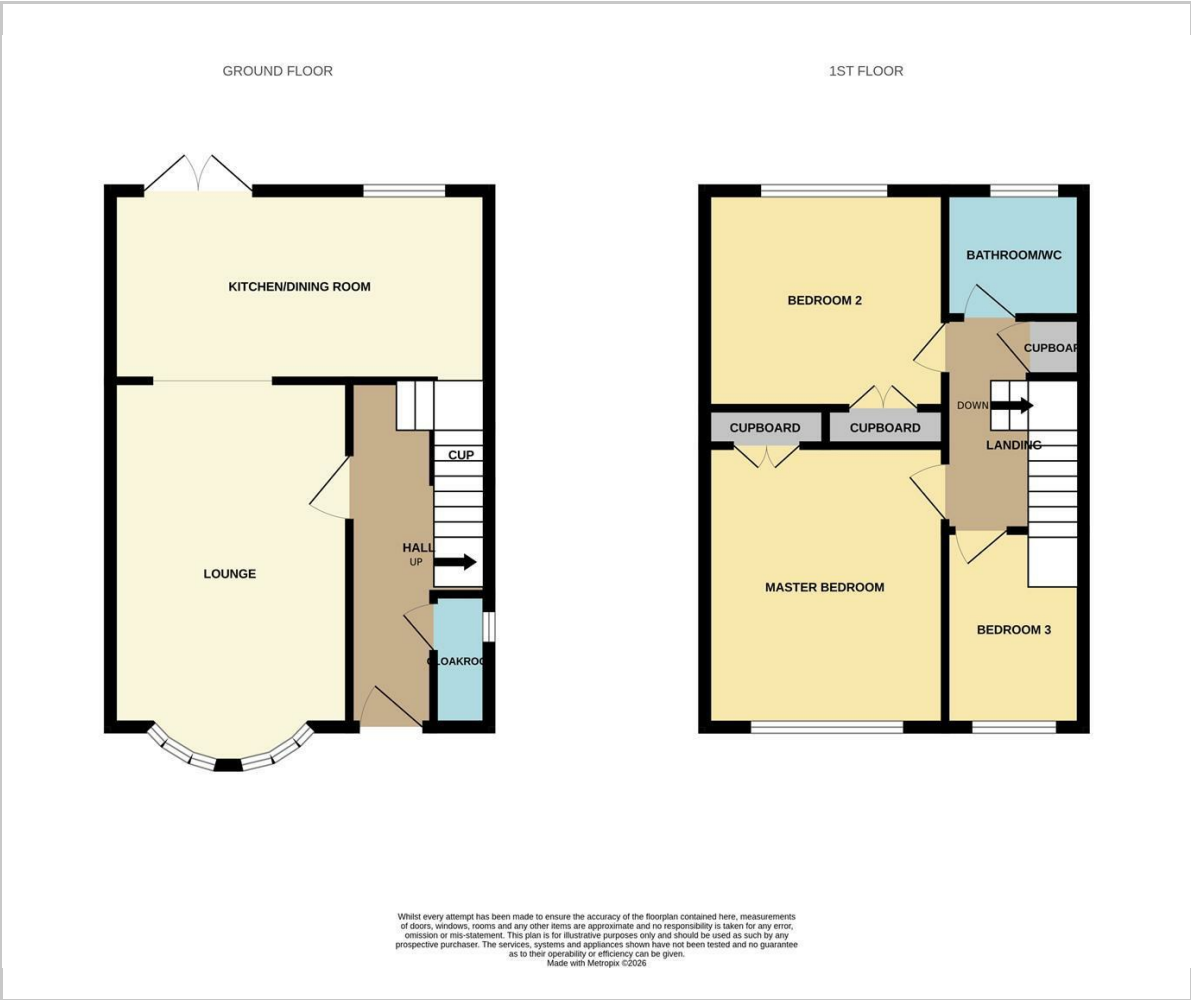
Garage

Garden

Off Road Parking



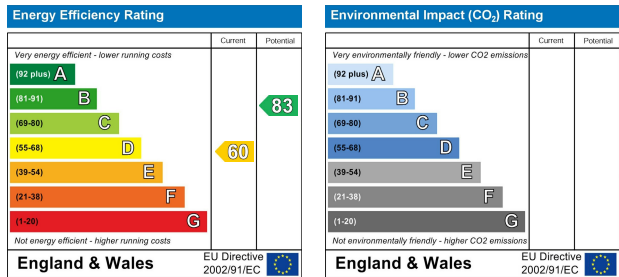
Floor Plan



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.

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