



Windmill Drive, Rustington, West Sussex, BN16

Guide Price **£440,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: B

- Beautifully refurbished and enlarged semi-detached home
- Presented in superb contemporary order throughout
- Impressive 22ft kitchen/dining room ideal for entertaining

Beautifully refurbished and enlarged semi-detached home featuring an impressive 22ft kitchen/dining room with integrated appliances, flexible bedroom/study, two first floor double bedrooms and a stylish contemporary bathroom. Benefits include a detached garage, generous gravel driveway and a lovely enclosed rear garden. Ideally located close to Rustington, East Preston and excellent transport links.





Jacobs Steel is delighted to offer for sale this beautifully refurbished and cleverly enlarged semi-detached home, positioned within a highly convenient and desirable location in the heart of the BN16 area. Having undergone extensive improvement by the current owners, the property now offers stylish, contemporary accommodation with a wonderfully balanced layout ideally suited to modern living, all presented in superb decorative order throughout.

The property immediately impresses with its welcoming feel and thoughtfully designed interiors. To the front of the home is an elegant reception room featuring a charming bay window and an inviting atmosphere, creating the perfect space to relax and unwind. To the rear, the accommodation opens into a superb kitchen/dining room measuring in excess of 22 feet in length, forming the true heart of the home and perfectly designed for entertaining, family life and everyday living. The contemporary kitchen has been beautifully appointed with a range of integrated appliances including a fridge freezer, dishwasher, wine chiller and washing machine, all complemented by ample work surfaces and dining space to create a sociable and highly functional environment.

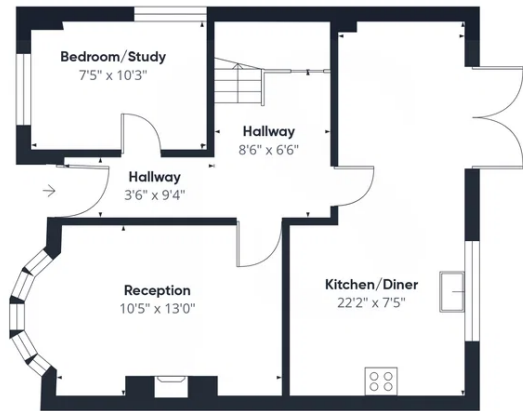
One of the property's most appealing features is its flexibility of accommodation. The ground floor offers an additional room currently arranged as a bedroom/study, ideal for those working from home, occasional guest accommodation or a playroom depending on individual requirements. Furthermore, there is already plumbing and provision in place to create a downstairs cloakroom should a purchaser wish to enhance the accommodation further.

To the first floor, the property has been significantly improved with the creation of two superb double bedrooms, both enjoying a bright and airy feel, alongside a gorgeous contemporary bathroom fitted with stylish modern sanitaryware and quality finishes. The overall design and finish throughout the house has been carefully considered, creating a home ready for immediate occupation with little or no work required.

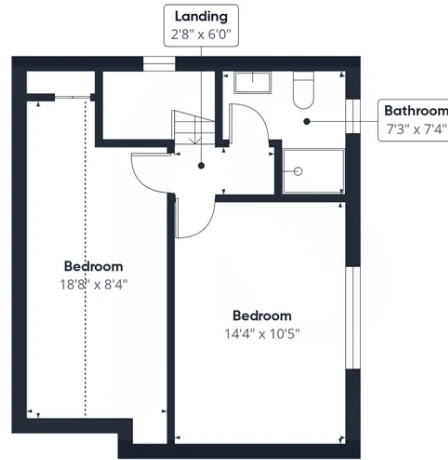
Externally, the property continues to impress with a detached garage alongside a generous gravel driveway providing off-road parking for several vehicles. The rear garden is a particularly attractive feature, being of a lovely size, fence enclosed and offering a wonderful blank canvas for those with green fingers wishing to create their ideal outdoor space. Whether for landscaping, planting or creating entertaining areas, the garden offers enormous potential whilst already providing a safe and private environment to enjoy.

The location remains a significant attraction, being conveniently positioned for both Rustington village and East Preston, with their excellent range of independent shops, cafés and everyday amenities. Angmering railway station is within easy reach, offering direct routes towards London, Brighton and Chichester, whilst the nearby A259 and A27 provide excellent road





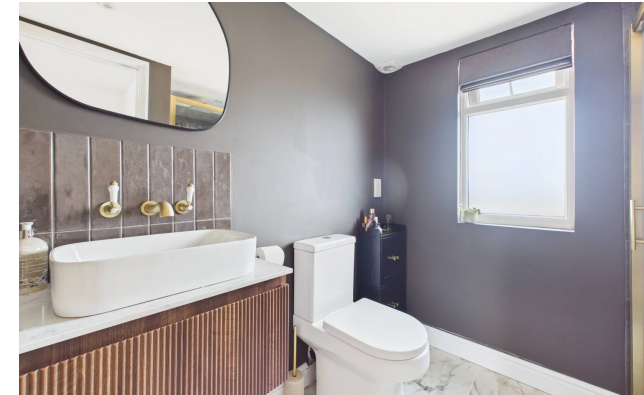
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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.