



## 9 Wendy Ridge, Rustington – BN16 3PJ

£395,000 Freehold

1920s end of terrace family home offering spacious and flexible accommodation • Three well proportioned bedrooms including main bedroom with en suite shower room • Excellent ground floor layout with two reception rooms, separate utility and ground floor bathroom • Impressive 90 ft rear garden with decked seating area, lawn, play space and vegetable patch • Central Rustington location within walking distance of schools, transport links and village amenities.

Council Tax band: B | Tenure: Freehold | EPC Energy Efficiency Rating: D

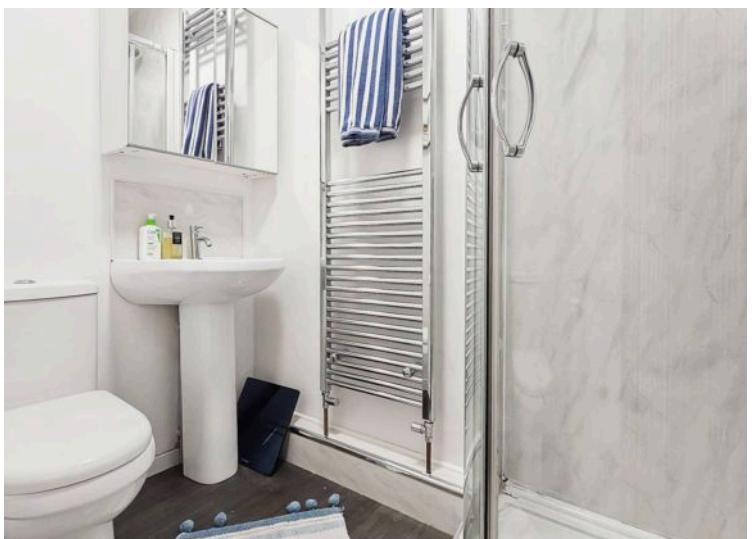


This late 1920s end of terrace home offers excellent family accommodation, generous outdoor space and a highly convenient central location, making it an ideal choice for any growing family. With flexible ground floor living, three well sized bedrooms and a large garden, the property provides both space and practicality in equal measure. The ground floor accommodation is bright and welcoming. The main lounge is a great size and benefits from useful under stairs storage along with character features that add warmth to the space. The kitchen and dining room offers ample storage and worktop space, with room for a small dining table, making it ideal for everyday family use. Leading from the kitchen is a second reception room, currently used as a playroom, which could easily be repurposed as a formal dining room, family room or home office depending on individual needs. A separate utility room and a ground floor bathroom complete this level, adding excellent practicality.

Upstairs, there are three bedrooms. The main bedroom benefits from its own en suite shower room, while bedroom two is a generous double room and the third bedroom is a well proportioned single, ideal for a child's room or study.

Outside, the impressive 90 foot rear garden has been thoughtfully divided into three distinct areas. A decked seating area sits directly off the rear reception room, creating an ideal space for outdoor dining and entertaining. The central section is laid to lawn with planted borders, while the rear of the garden offers a dedicated play area and a vegetable patch with raised planters. To the side of the property is a useful storage area, ideal for sheds, bins or additional outdoor storage.

The property is perfectly positioned within walking distance of two primary schools and two secondary schools, as well as offering easy access to excellent transport links including bus routes and nearby train stations. Rustington village centre, with its wide range of shops, cafés and amenities, is also close by.



**Lounge**

13' 9" x 16' 0" (4.19m x 4.87m)

**Kitchen**

8' 6" x 16' 10" (2.58m x 5.14m)

**Dining room**

8' 2" x 10' 2" (2.48m x 3.09m)

**Bathroom**

6' 3" x 7' 5" (1.90m x 2.25m)

**Utility Room**

5' 7" x 8' 0" (1.70m x 2.43m)

**Bedroom 1**

12' 10" x 13' 9" (3.92m x 4.20m)

**Bedroom 2**

9' 1" x 12' 0" (2.76m x 3.65m)

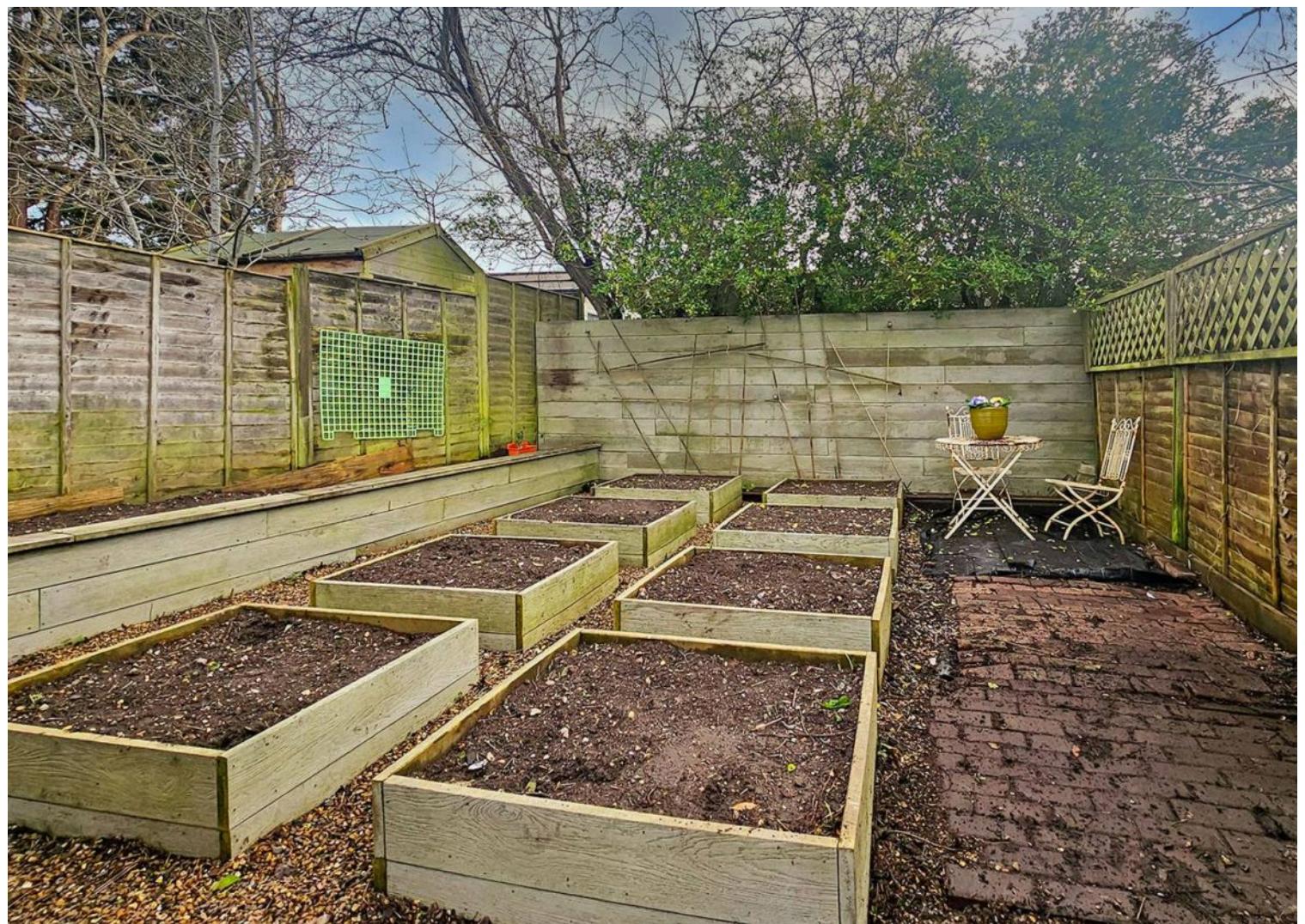
**Bedroom 3**

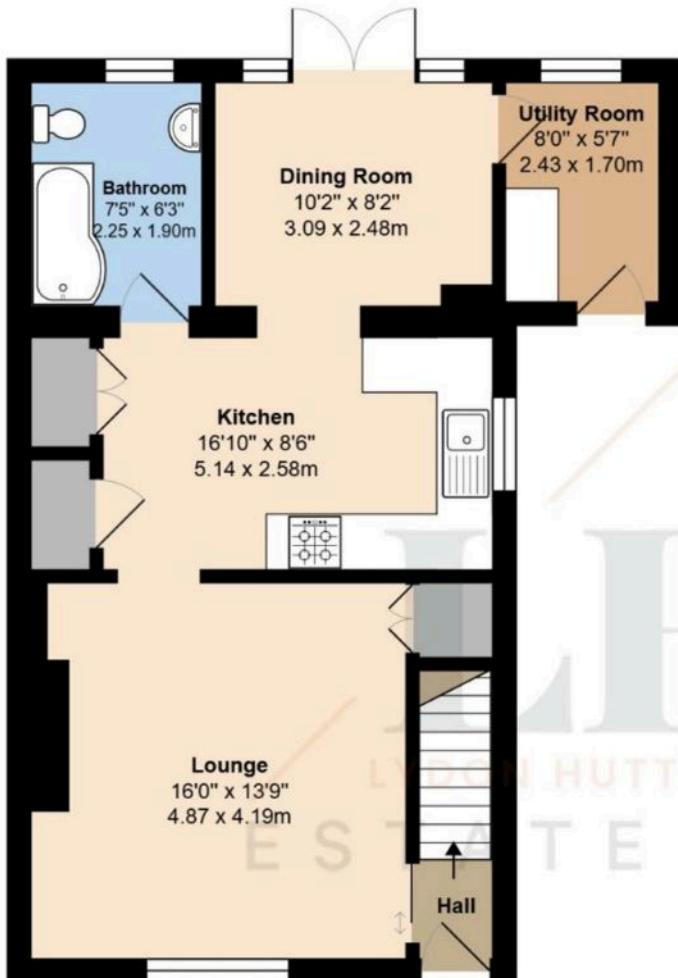
7' 7" x 8' 11" (2.32m x 2.72m)

**Landing****En-suite**

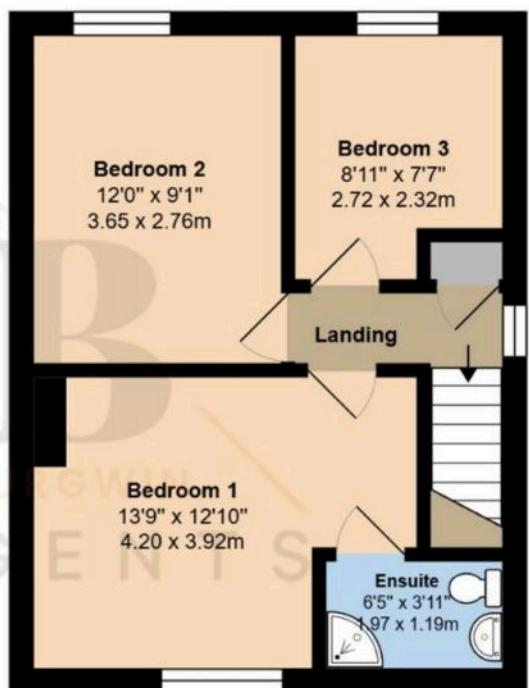
3' 11" x 6' 5" (1.19m x 1.95m)







**Ground Floor**



**First Floor**

**Total Area: 1048 ft<sup>2</sup> ... 97.4 m<sup>2</sup>**

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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