



5 Harsfold Road, Rustington

Littlehampton

£825,000

5 Harsfold Road

Rustington, Littlehampton

This impressive family home has been thoughtfully modernised throughout and now offers a superb layout in one of Rustington's most sought after locations. Combining generous interiors, a large garden and off road parking, the property is perfectly suited to modern living.

Harsfold Road is a popular and well regarded location within Rustington, valued for its close proximity to the village centre, the seafront and nearby parks. The property sits on a generous plot, offering excellent outside space to complement the internal accommodation.

The ground floor accommodation is both versatile and exceptionally well planned. To the rear of the property is a stunning open plan kitchen and dining space which forms the true heart of the home. Designed with everyday living and entertaining in mind, this area opens directly onto the garden, creating a seamless flow between indoor and outdoor spaces. Just off the kitchen is a separate dining room, which could equally be used as a family room, snug or home office depending on individual needs. To the front of the house is a formal lounge, providing a calm and private space to relax in the evenings. Also on the ground floor is a double bedroom with its own en suite shower room, along with a separate WC, making this an ideal set up for guests or multi generational living.



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Upstairs, there are three further generously sized double bedrooms. The principal bedroom benefits from built in wardrobes and an en suite shower room, while the remaining bedrooms are served by a well appointed family bathroom fitted with a bath and overhead shower. A separate WC on this floor adds further convenience. Outside, the rear garden offers a fantastic space for both relaxing and entertaining. A raised composite deck creates an ideal area for outdoor dining, while the lawned garden is complemented by a small vegetable patch, summer house and additional storage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

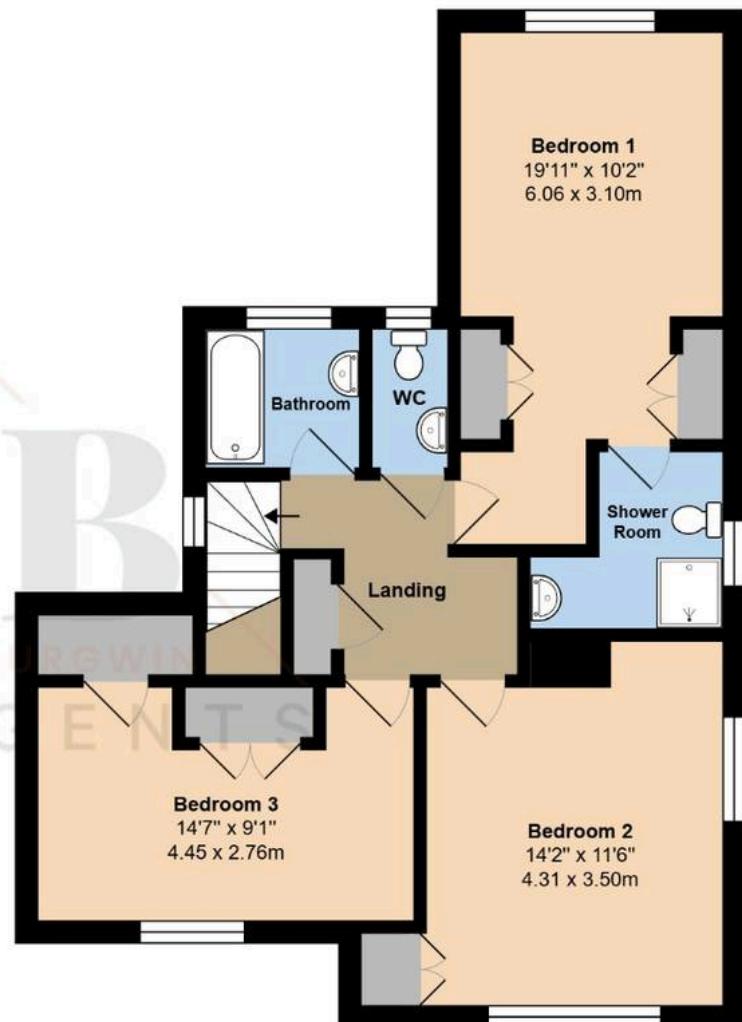
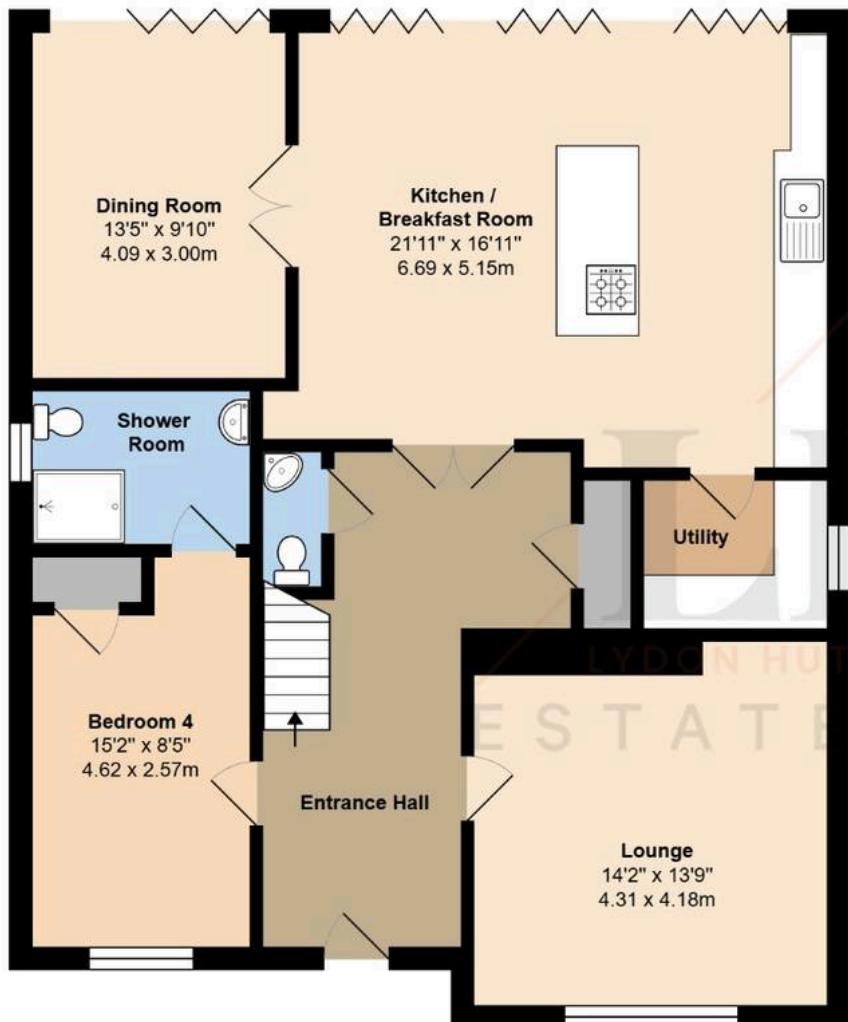
EPC Environmental Impact Rating: C

- Beautifully modernised family home with a versatile and well planned layout
- Four double bedrooms including ground floor bedroom and two en suites, ideal for multi generational living
- Impressive open plan kitchen and dining area with island, bi fold doors and separate utility room
- Generous plot with raised composite deck, lawned garden, summer house and off road parking
- Sought after Rustington location close to the village centre, seafront and local amenities









Total Area: 1808 ft² ... 168.0 m²

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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