



## 10 The Darlingsons, Rustington - BN16 3SY

£400,000

Immaculately presented four-bedroom townhouse finished to an exceptional show home standard throughout • Stylish, fully refitted kitchen/dining/breakfast room with high-quality contemporary fittings and ample entertaining space • Stunning living room featuring a bespoke media presentation wall creating a luxurious focal point • Sumptuous family bathroom finished to an equally impressive specification • Landscaped, south-facing rear garden offering a private and sunny space for relaxation and outdoor entertaining • Integral garage and private driveway providing off-road parking for two vehicles • Conveniently located close to major supermarkets, village amenities and a mainline station with direct links to Brighton, Gatwick Airport and London Victoria



Presented to an exceptional show home standard, this stunning four-bedroom townhouse offers stylish, contemporary living throughout and is quite simply ready to move straight into. Beautifully upgraded by the current owners, the property boasts a superbly refitted kitchen/dining/breakfast room, finished with high-quality fittings and designed to create the perfect space for both everyday family life and entertaining. The impressive living room is a true highlight, featuring a striking media presentation wall that creates a luxurious focal point, while the sumptuous family bathroom and elegant master bedroom ensuite have been finished to an equally impressive standard.

Outside, the quality continues with a beautifully landscaped south-facing garden providing a private and tranquil retreat for relaxing and entertaining alike. Further benefits include an integral garage, a private driveway providing off-road parking for two vehicles, and spacious accommodation arranged over three floors. Combining impeccable presentation, modern luxury and practical family living, this outstanding home represents a rare opportunity to acquire a genuinely move-in-ready property of the highest calibre.

The location is equally appealing, with superstores including Sainsbury's, Asda, Waitrose, Aldi and Morrisons all within a short distance, as well as a vast array of independent shops, amenities and eateries across Angmering, Rustington and Littlehampton. Transport links are close at hand, with a nearby mainline station providing direct connections to Brighton, Gatwick Airport and London Victoria, making this an excellent choice for commuters and those looking to enjoy coastal and village living alike.

Council Tax band: D

EPC Energy Efficiency Rating: C





**Living Room**

17' 9" x 15' 3" (5.41m x 4.65m)

**Kitchen/Diner/Breakfast Room**

15' 3" x 14' 0" (4.65m x 4.27m)

**Bedroom 1**

13' 3" x 9' 0" (4.04m x 2.74m)

**Ensuite**

**Bedroom 2**

15' 3" x 8' 6" (4.65m x 2.59m)

**Bedroom 3**

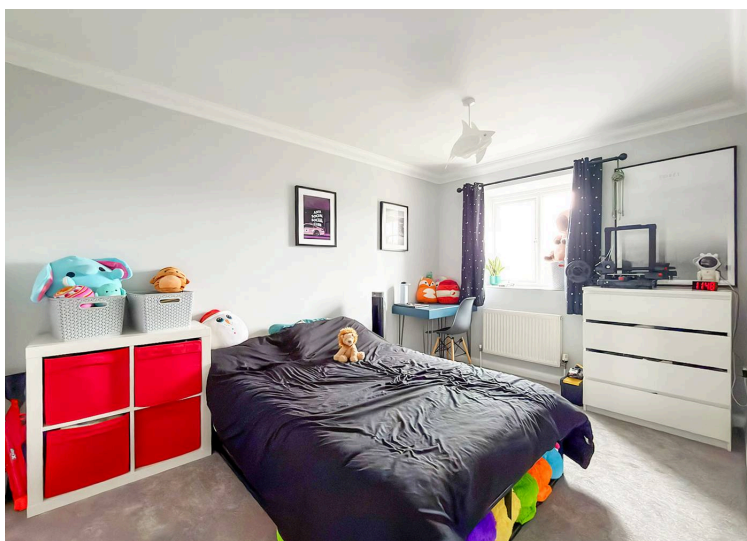
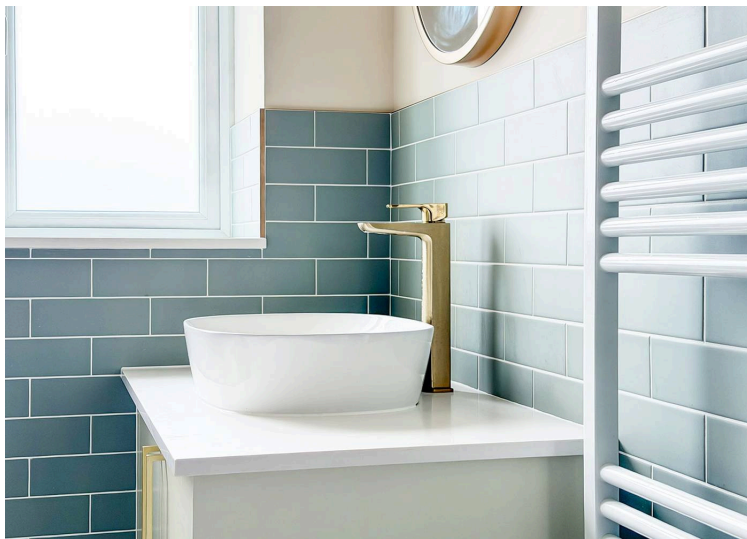
12' 10" x 8' 10" (3.91m x 2.69m)

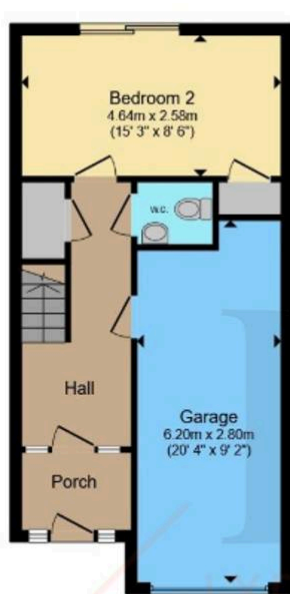
**Bedroom 4**

9' 1" x 6' 3" (2.77m x 1.91m)

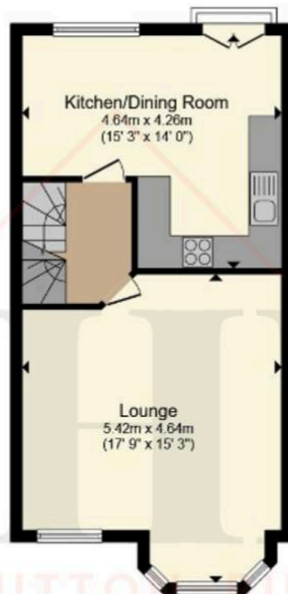
**Bathroom**







**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 133.3 m<sup>2</sup> (1,434 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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