





Windsor Drive, Rustington, BN16 3SW

Freehold

Detached House • Four Double Bedrooms • New Kitchen and Bathrooms in 2022 • En-suite to Primary Bedroom • Vendor Suited • Double Garage, Driveway & EV Charging Point • New Conservatory in 2025 • Approx. 2048 sq. ft (190 sq. m)

Cooper Adams

The property is approached via a porch leading into the entrance hallway, featuring an oak staircase with reinforced glass panels. To the right is a bright and spacious living room, with a bay window fitted with shutters and a built-in feature gas fire. Double doors lead through to the dining room, which can also be opened up to create a more open-plan arrangement if preferred. The kitchen was replaced in 2022 and is fitted with handleless cupboards, laminate worktops, a composite sink with boiling water tap and waste disposal, together with a double extractor fan and freestanding double range cooker. A separate utility room provides further storage and workspace and direct access into the double garage. The conservatory was renovated in 2025 and now features a solid pitched roof with skylights, providing improved temperature control and allowing the room to be enjoyed throughout the year. There is also French doors opening onto the garden. Upstairs, there are four double bedrooms, all with built-in storage. The primary bedroom benefits from its own en-suite, while a separate family bathroom is accessed from the landing. There is also a large storage cupboard on the landing, offering potential to be adapted into a walk-in wardrobe or, subject to the necessary plumbing and alterations, an additional en-suite. Further benefits include new bathrooms in 2022, shutters and new flooring throughout, ample driveway parking and an electric vehicle charging point.

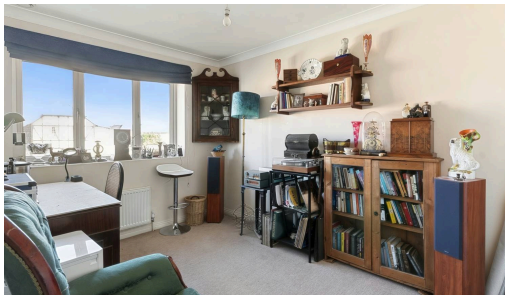




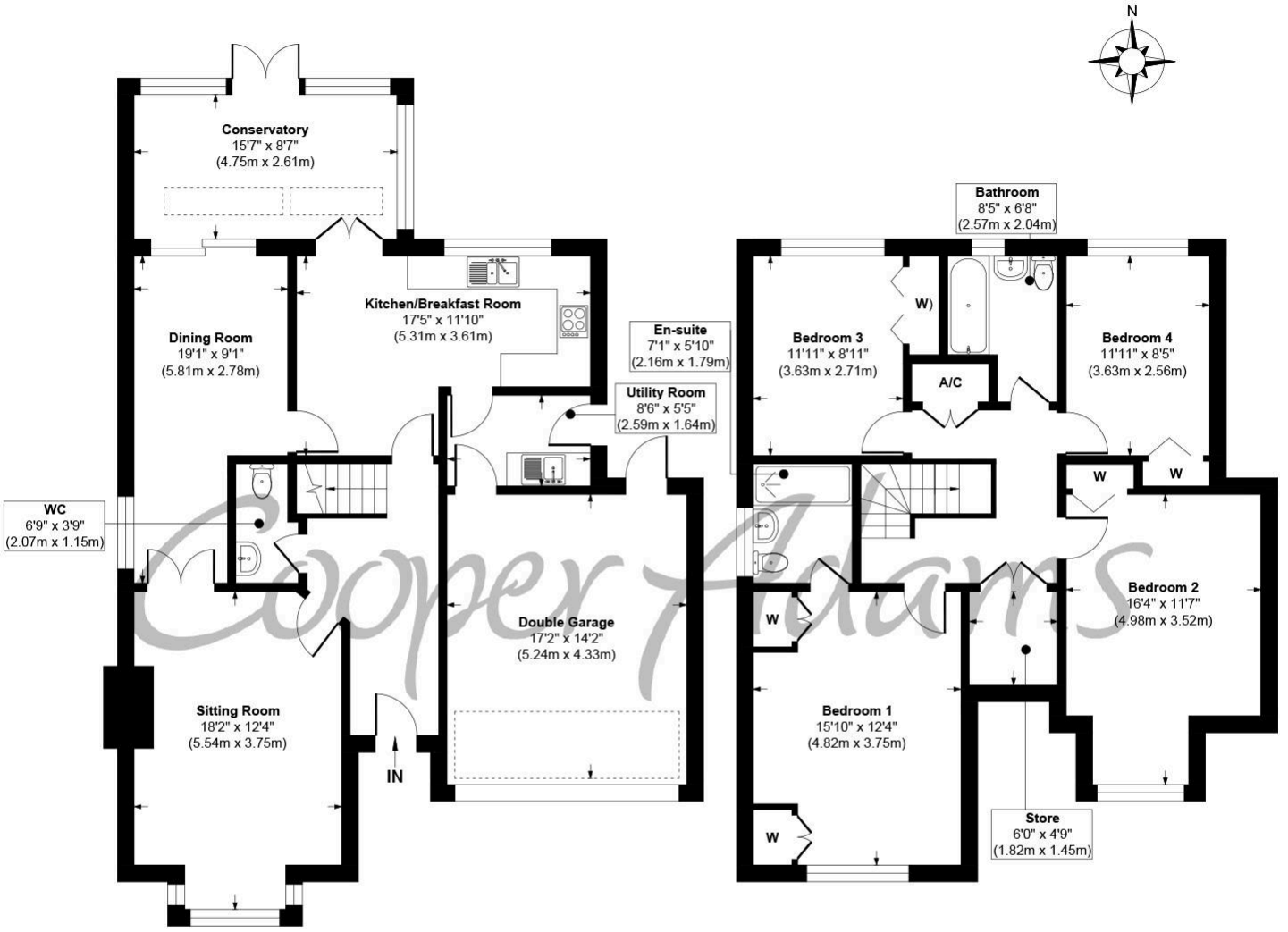


To the front, there is a large driveway providing parking for up to three vehicles, alongside an electric vehicle charging point and double garage. The driveway is bordered by lawn on either side, creating an attractive approach to the property. The rear garden is predominantly laid to lawn, with a patio running along the back of the property, providing space for a dining table and chairs. The garden is enclosed by fencing. All measurements are approximate.









Ground Floor
Approximate Floor Area
1150 sq. ft
(106.86 sq. m)

First Floor
Approximate Floor Area
898 sq. ft
(83.40 sq. m)

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Approx. Gross Internal Floor Area 2048 sq. ft / 190.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: F, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

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