



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Maple Walk, Rustington,  
West Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented family home backing onto allotments
- Situated in the heart of Rustington Village
- Ideal for shops, restaurants and amenities
- Walking distance to good schools for all ages
- Garage en bloc

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 23'7 x 10'8 (7.19m x 3.25m)

Kitchen: 8'2 x 7'5 (2.49m x 2.26m)

Conservatory: 15'7 x 9'6 (4.75m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 10'2 (4.19m x 3.10m)

Bedroom 2: 10'9 x 9'4 (3.28m x 2.85m)

Bedroom 3: 10'2 x 6'8 (3.10m x 2.03m)

Bathroom

### OUTSIDE

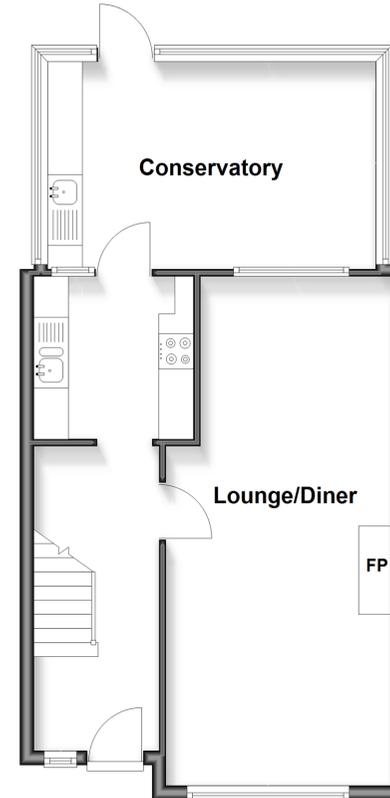
Front Garden

Rear Garden

Garage en Bloc

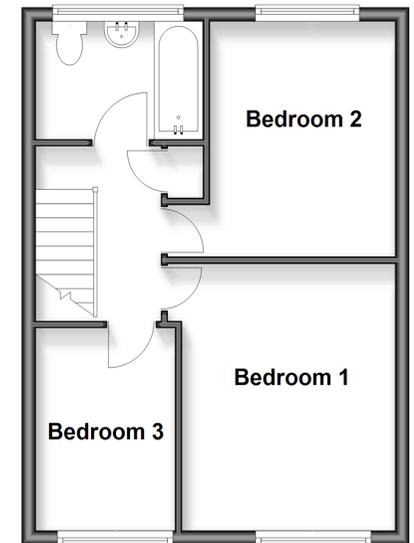
### Ground Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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