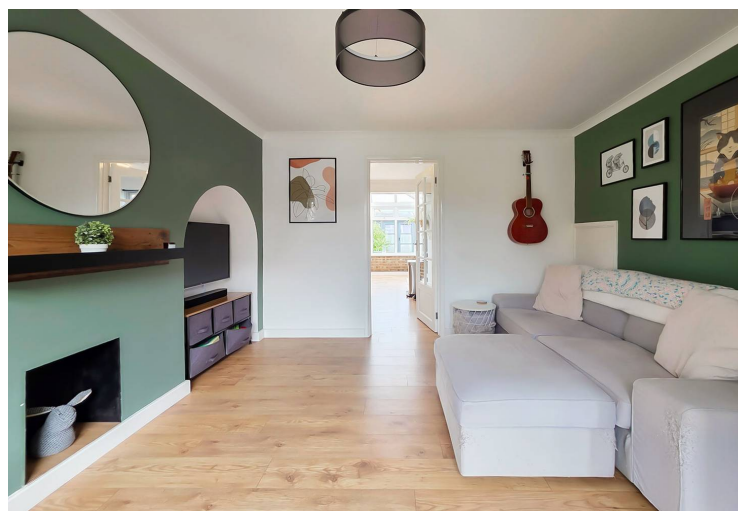




4 Sussex Gardens, Rustington - BN16 3QA

£337,500 Freehold

- Three Bedroom End Terrace Home • Modern kitchen with integrated appliances • Conservatory with garden access • Spacious patio area for outdoor seating • Contemporary bathroom with bath and shower screen • Abundant natural light in all main rooms • Garden room perfect for home office or studio

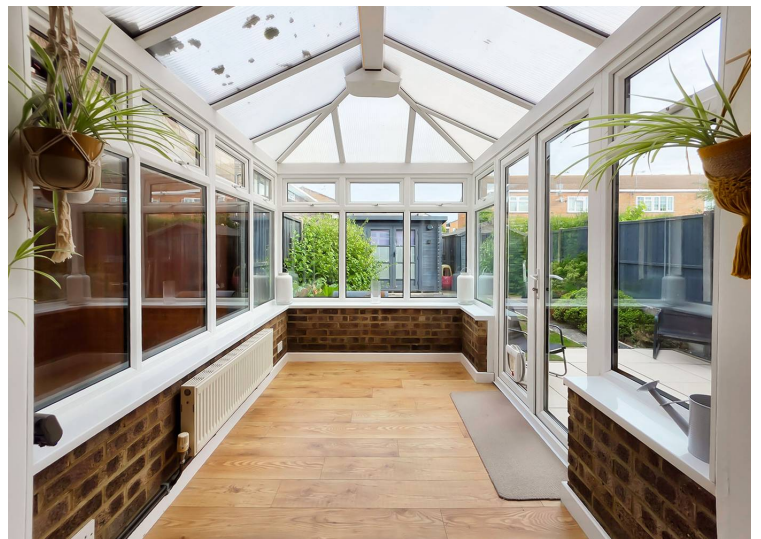


Beautifully presented throughout, this three-bedroom 1960s home combines a practical layout with stylish modern décor and is positioned just a few minutes' walk from the heart of Rustington village.

The ground-floor accommodation is arranged around two generous living spaces. At the front of the home, the separate lounge is a light and welcoming room, with a large south-facing window allowing plenty of natural light to fill the space. At the rear, the kitchen and dining room forms the heart of the home. High-gloss white units, a breakfast bar and an open-plan connection with the conservatory create a sociable space that works particularly well for entertaining and everyday family life. The conservatory provides additional living space while connecting the house directly to the rear garden. Outside, the garden is mainly laid to lawn and includes a patio for outdoor seating, a useful storage shed and a summerhouse fitted with power ideal as a home office, hobby room or garden retreat.

Upstairs, there are three bedrooms, including two comfortable double rooms and a traditionally proportioned third bedroom, typical of these well-designed 1960s homes. The family bathroom is fitted with a P-shaped bath and overhead shower. Further benefits include privately owned solar panels and the advantage of being offered to the market chain-free. The property also has a garage in the compound at the end of the close.

With its modern presentation, practical accommodation and excellent position close to Rustington village, this attractive home would make an ideal purchase for families, couples or anyone looking for a property they can move into and immediately enjoy.





Conservatory

9' 0" x 6' 4" (2.74m x 1.92m)

Kitchen

15' 11" x 8' 10" (4.84m x 2.70m)

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Bedroom 1

12' 2" x 8' 11" (3.71m x 2.71m)

Bedroom 2

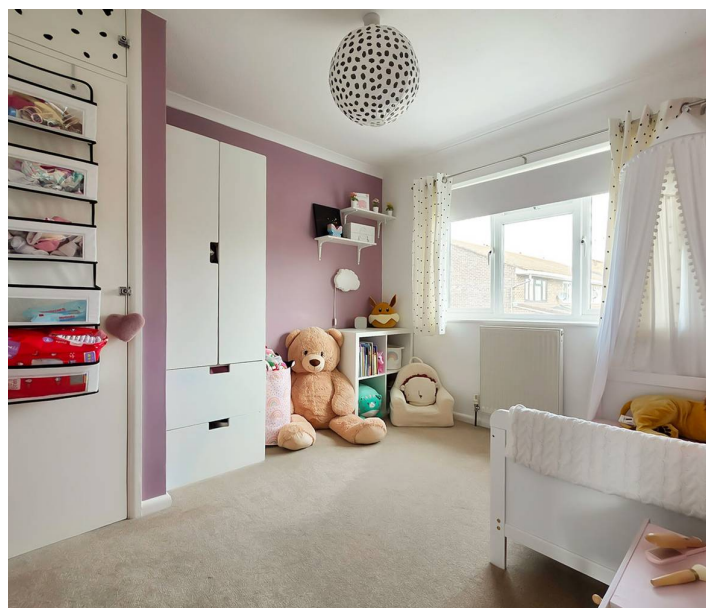
10' 2" x 8' 11" (3.09m x 2.71m)

Bedroom 3

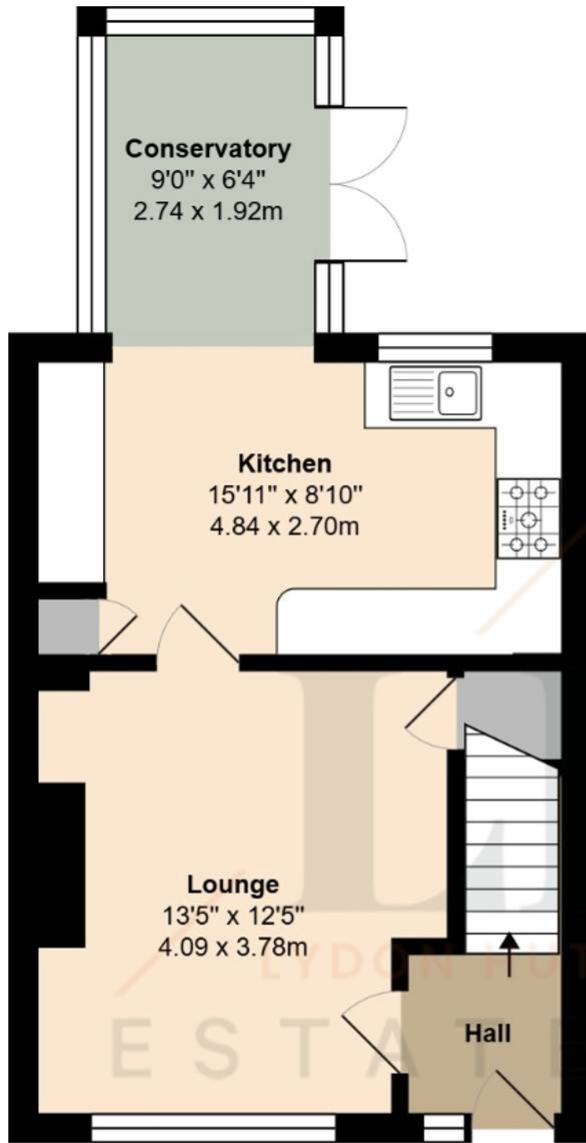
8' 11" x 6' 6" (2.71m x 1.99m)

Bathroom

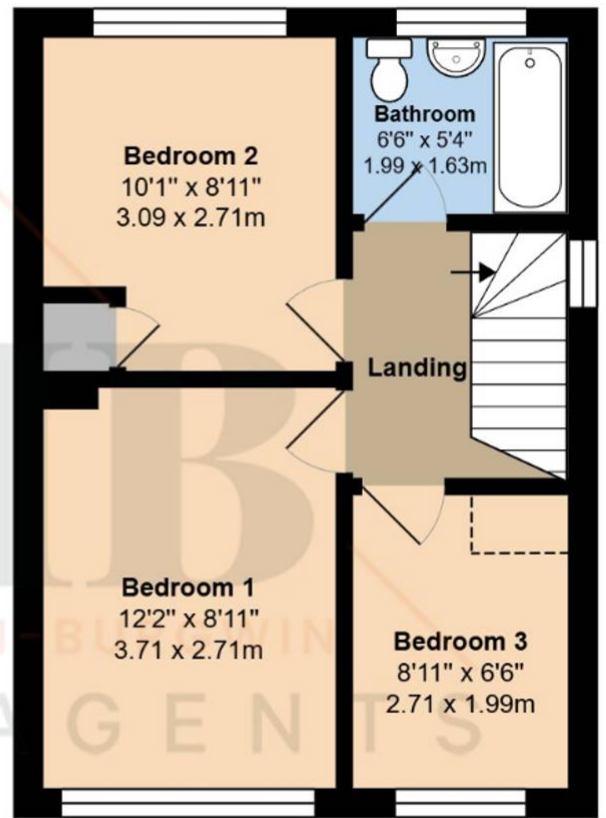
6' 6" x 5' 4" (1.99m x 1.63m)







Ground Floor



First Floor

Total Area: 780 ft² ... 72.4 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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