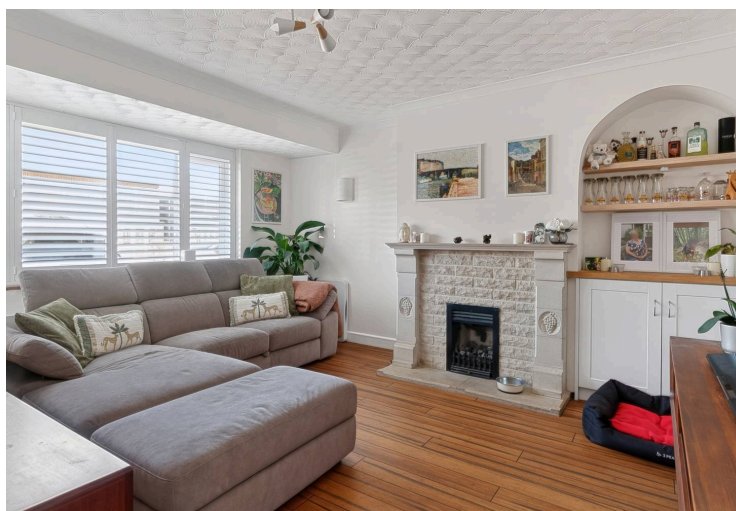




Jubilee Avenue, Rustington, BN16 3NF

Freehold

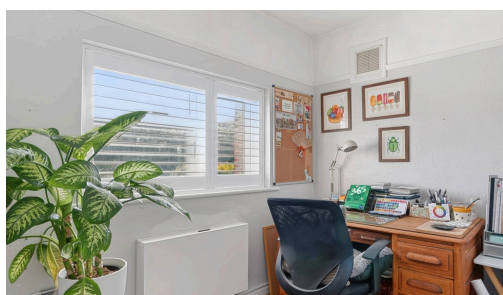
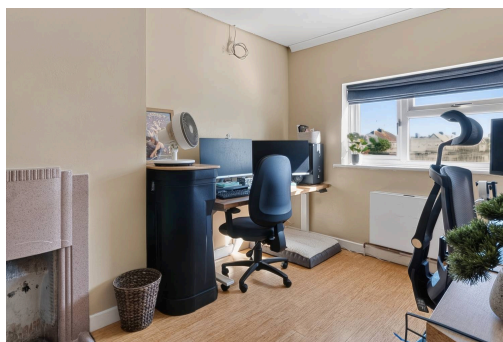
Three Bedrooms • Semi Detached House • New Kitchen in 2023 with Integrated Appliances • Garage & Driveway with EV Charging Point • Insulated Flooring Throughout • Heat Pump with Cooling Function & Water Softener • Shutters • Velux Roof Balcony with views over Highdown Hill • Low Maintenance Garden with Pergola • Approx. 1031 sq.ft (95.8 sq.m)

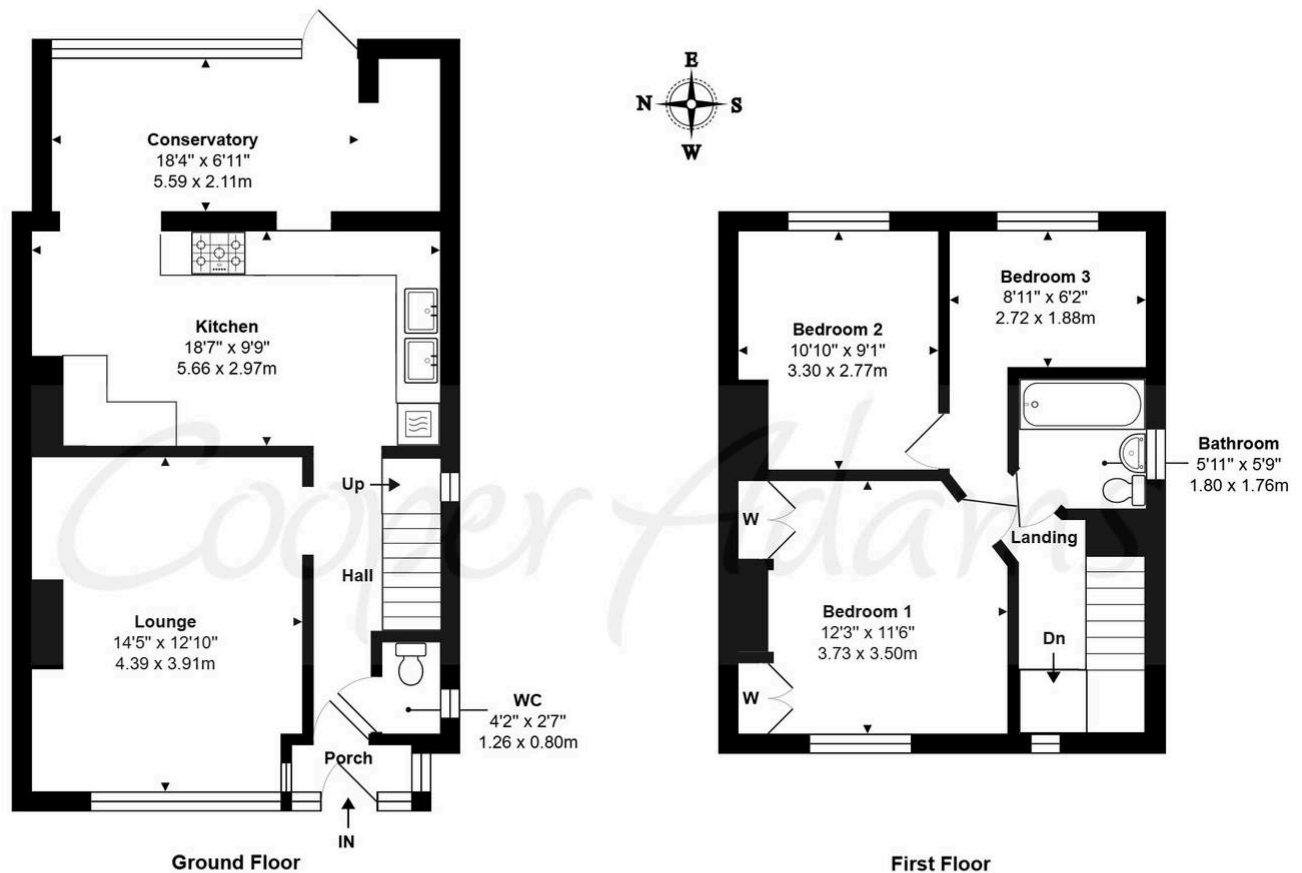
Cooper Adams

This three-bedroom semi-detached house offers a range of features, including a kitchen fitted in 2023 with integrated appliances, insulated flooring throughout and a heat pump with cooling function. The ground floor features a separate sitting room with a feature fireplace, alongside a kitchen/dining room with a built-in dining table and benches seamlessly integrated into the kitchen, making good use of the available space. The kitchen also gives access to the conservatory, which provides an additional reception area overlooking the garden. A separate storage area offers further space for household essentials. Upstairs, there are three bedrooms and a family bathroom. Shutters are fitted throughout the property, and the house also benefits from a water softener. The loft has been fully insulated, providing additional space for storage, and includes a Velux roof balcony with views across to Highdown Hill. Outside, the garden has been designed for low maintenance and includes a pergola (*dependent on offer price*), creating a defined area for outdoor seating. A driveway provides off-road parking and a separate garage at the end of the garden, accessed via a service road, offering additional storage.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Jubilee Avenue, Rustington, BN16 3NF

Total Area: 1031 ft² ... 95.8 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.
Created by 1st Image 2026

Council Tax Band: C, Energy Performance Rating: D

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

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