



22 Albert Road, Rustington – BN16 3JT

£535,000 Freehold

Extended 1930s Family Home • Four Double Bedrooms Plus Study/Nursery • Two Reception Rooms & Conservatory
• Two First Floor Bathrooms & Ground Floor WC • Generous Rear Garden & Ample Parking • Chain Free



Combining the charm and character of a traditional 1930s home with the space and practicality of a modern family property, this impressive home has been thoughtfully extended to provide versatile accommodation, including four double bedrooms, a study, two reception rooms and a generous rear garden. The ground floor accommodation comprises a separate lounge at the front of the property, featuring a bay window with fitted shutters and an attractive feature fireplace, both in keeping with the character of the home. To the rear, the kitchen opens into the dining room, creating a bright and welcoming space, ideal for family life and entertaining. Leading off the dining room is a conservatory, providing an additional reception area overlooking the rear garden. A convenient ground floor WC completes the accommodation on this level. On the first floor, there are three generous double bedrooms, two within the original footprint of the property and a third forming part of the extension above the garage, which was completed in the 1990s. The first floor also benefits from two separate bathrooms, one fitted with a shower, WC and wash basin, while the second features a bath, providing the perfect place to relax at the end of a busy day. There is also the potential to install an additional WC in the bathroom if required. A further room on this floor provides an ideal home office or study, with the flexibility to be used as a nursery or occasional fifth bedroom, depending on your needs. The loft has also been converted to create a fourth double bedroom, making this a particularly appealing home for larger families or those looking for flexible accommodation.

Outside, the property benefits from ample off-road parking on a block-paved driveway. The rear garden is an excellent size, offering a combination of lawn, decking, a small pond and mature planting, creating a wonderful outdoor space for both entertaining and family use. A further benefit is the longer-than-average garage, providing excellent storage space or the potential for a workshop area. With its generous accommodation, flexible layout and convenient Rustington location, this is a fantastic opportunity for buyers looking for the character of an older property without compromising on the space needed for modern family living.





Kitchen
8' 0" x 8' 0" (2.43m x 2.43m)

Dining room
11' 10" x 8' 6" (3.60m x 2.59m)

Lounge
13' 3" x 10' 7" (4.03m x 3.22m)

Conservatory
12' 5" x 12' 0" (3.78m x 3.65m)

Bedroom 1
14' 0" x 13' 2" (4.26m x 4.01m)

Bedroom 2
13' 8" x 9' 4" (4.16m x 2.84m)

Bedroom 3
11' 10" x 10' 6" (3.60m x 3.20m)

Bedroom 4
14' 7" x 8' 3" (4.44m x 2.51m)

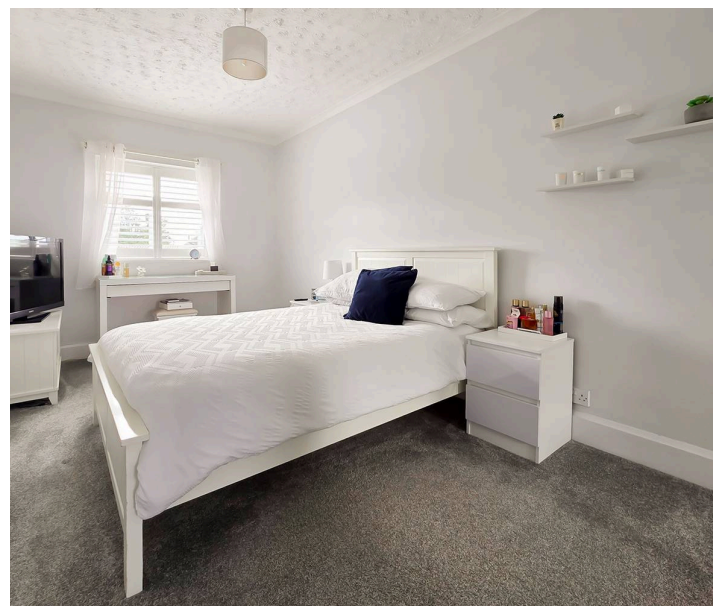
Study
7' 6" x 7' 5" (2.28m x 2.26m)

Garage
24' 0" x 8' 2" (7.31m x 2.48m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E







Total Area: 1615 ft² ... 150.0 m² (Includes Garage)

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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