



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£400,000**

**Freehold**

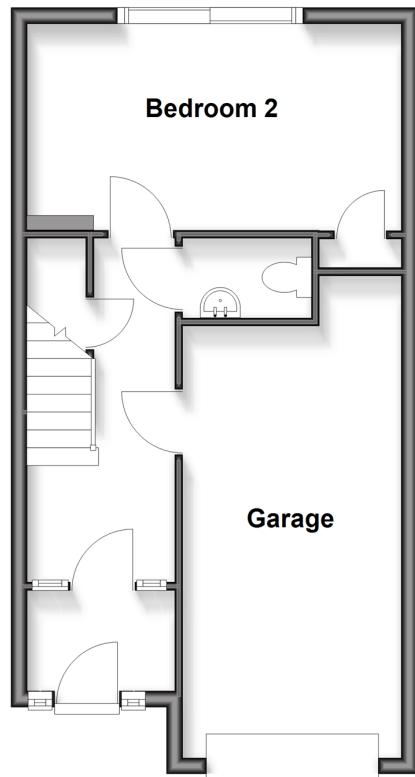
4x 2x 1x

**The Darlingtons,  
Rustington, West  
Sussex, BN16**

**cubitt & west**  
Helping you move forwards

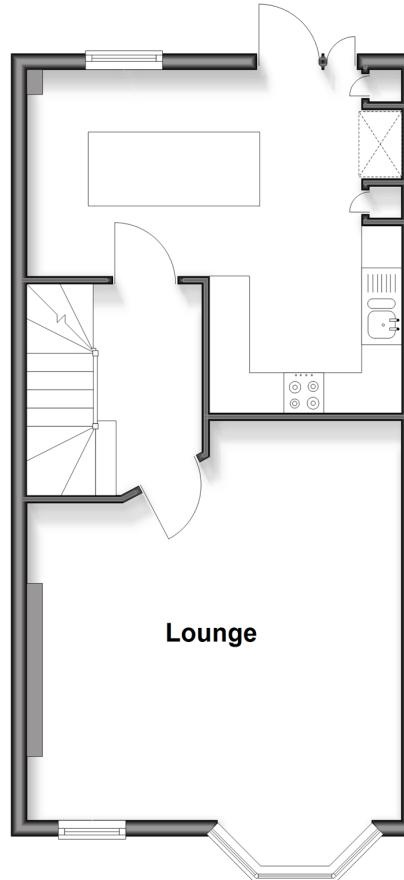
### Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



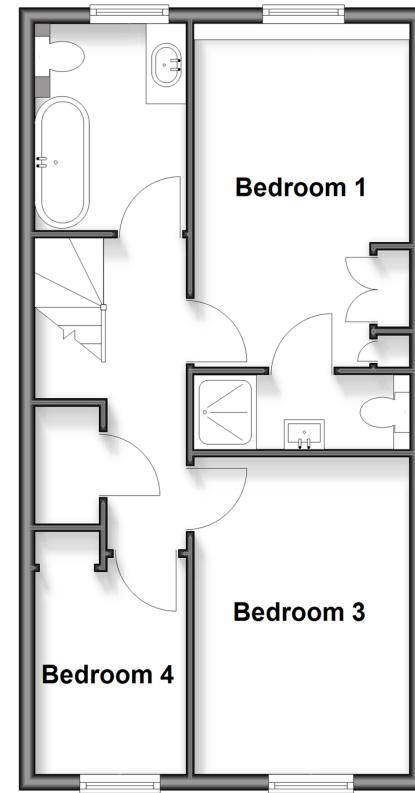
### First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



### Second Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hallway  
Cloakroom  
Bedroom 2: 15'3 x 8'6 (4.65m x 2.59m)

### FIRST FLOOR

Landing  
Lounge: 17'9 x 15'3 (5.41m x 4.65m)  
Kitchen/Breakfast Room: 15'3 x 14'0 (4.65m x 4.27m)

### SECOND FLOOR

Landing  
Bedroom 1: 13'3 x 9'0 (4.04m x 2.75m)  
En-suite Shower Room  
Bedroom 3: 12'10 x 8'10 (3.91m x 2.69m)  
Bedroom 4: 9'1 x 6'3 (2.77m x 1.91m)  
Family Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Integral Garage



## Main features

- Beautifully renovated to an exceptional standard
- Well proportioned bedrooms including principal with en-suite
- Stunning kitchen/breakfast room with bespoke carpentry
- Integral garage with light and power
- Off road parking for 1 car
- Close to good schools & station
- Offered for sale with no ongoing chain

### Nearest Schools

Primary Schools: Georgian Gardens Community Primary 0.7 miles, East Preston Junior School 1.0 miles, St Wilfrids Catholic Primary 1.1 miles

Secondary Schools: The Angmering School 0.6 miles,

### Transport Information

Train Stations: Angmering 0.2 miles, Goring-by-Sea 3.1 miles, Littlehampton 3.4 miles

### Address

The Darlingtons, Rustington, West Sussex, BN16

### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Rustington Branch 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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