

## 31 North Court Close, Rustington - BN16 3HZ

Asking Price £269,950 | Freehold

Two double bedroom, well-presented family home • Fantastic-sized principal bedroom offering excellent proportions • Stunning refitted kitchen/diner with stylish central island • Premium stone worktops with integrated dishwasher and fridge freezer • Generous living room and modern family bathroom • Low-maintenance rear garden, ideal for families and entertaining • Private driveway providing off-road parking, plus a useful garden store room • Fully boarded loft and roof felt replaced with new battens in December 2023, backed by a 15-year guarantee



Offering two genuinely spacious double bedrooms, including an impressive principal bedroom, this well-presented home provides generous accommodation throughout. Subject to any necessary consents and permissions, similar properties have on occasion been reconfigured to create a three-bedroom layout by introducing a dividing wall, presenting exciting potential for future owners if desired.

The standout feature is the beautifully refitted kitchen/diner, complete with a central island, stylish stone worktops, and integrated dishwasher and fridge freezer, creating the perfect space for both everyday living and entertaining. A spacious living room and well-appointed family bathroom complete the internal accommodation.

Outside, the low-maintenance rear garden is ideal for families with young children or those who enjoy hosting friends and family, while a useful garden store room adds further practicality. The property also benefits from private off-road parking on the driveway, adding everyday convenience.

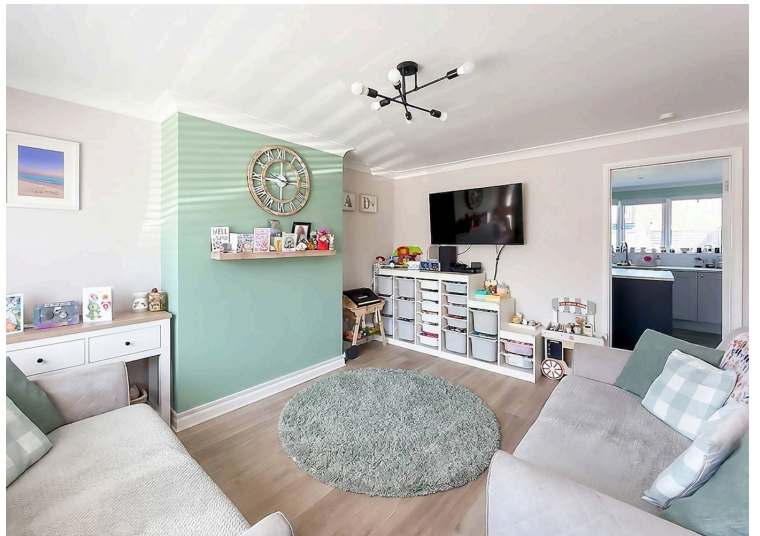
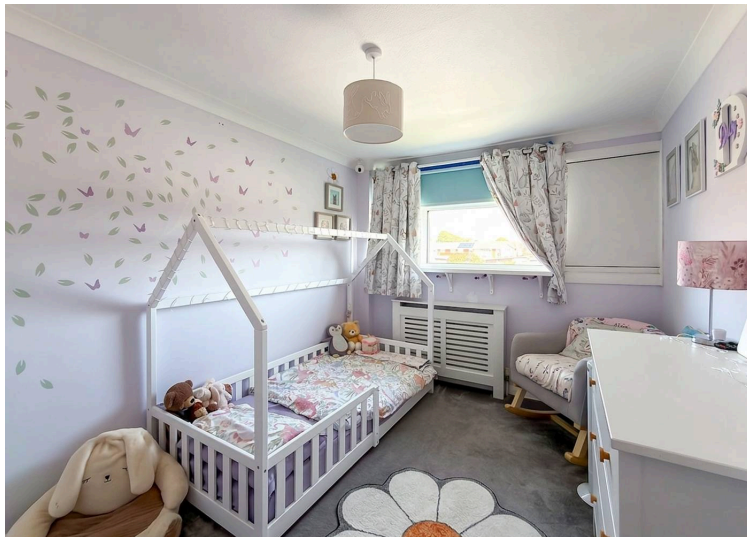
The current owners have invested in a number of quality improvements, including a fully boarded loft and significant roof works completed in December 2023, with the felt replaced on both sides of the roof and new battens installed. These works are backed by a 15-year guarantee, providing added peace of mind and making this an attractive, well-maintained home ready for its next owners.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **Kitchen/Diner**

14' 7" x 12' 1" (4.45m x 3.68m)

### **Living Room**

14' 3" x 11' 1" (4.34m x 3.38m)

### **Bedroom 1**

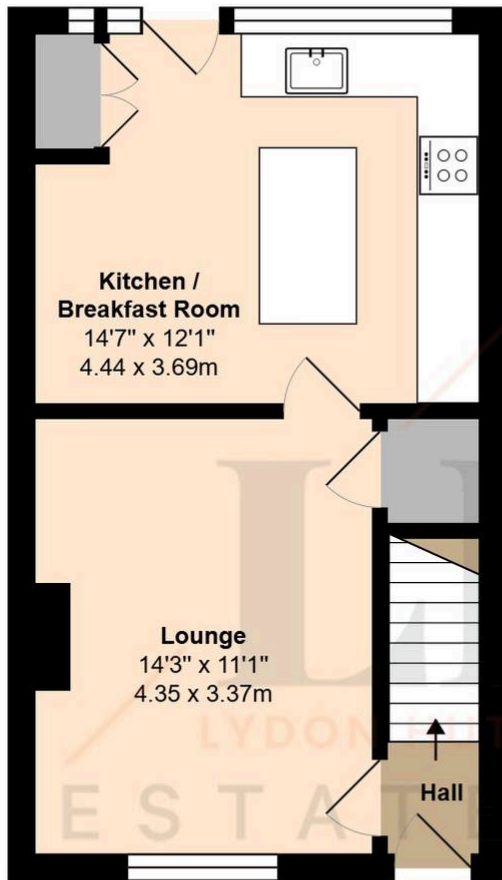
14' 8" x 12' 2" (4.47m x 3.71m)

### **Bedroom 2**

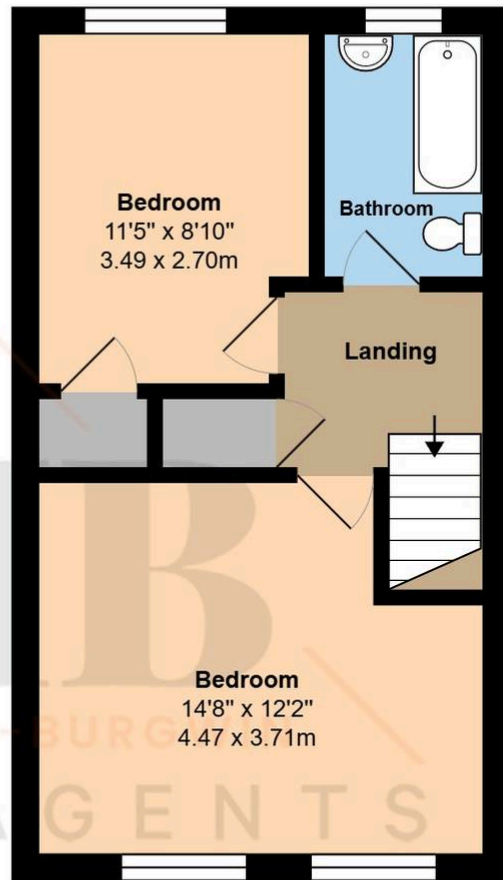
11' 5" x 8' 10" (3.48m x 2.69m)

### **Bathroom**





**Ground Floor**



**First Floor**

**Total Area: 784 ft<sup>2</sup> ... 72.8 m<sup>2</sup>**

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

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.