



15 Herne Gardens, Rustington - BN16 3EF

£325,000 | Freehold

Stylishly presented three-bedroom home finished to a high standard throughout • Impressive refitted open-plan kitchen/dining room – perfect for modern living and entertaining • Separate, spacious living room offering a comfortable retreat • Three well-proportioned bedrooms arranged over the first floor • Stunning, contemporary main bathroom suite • Low-maintenance, south-facing rear garden ideal for outdoor enjoyment • Garage located in a nearby compound providing additional storage/parking • Potential for off-road parking to the front (subject to necessary permissions); ideal first-time buy or next step home



This stylishly presented three-bedroom home offers contemporary living with a thoughtfully designed layout, perfect for modern lifestyles. At the heart of the property is a superb open-plan, refitted kitchen dining room, ideal for both everyday living and entertaining, complemented by a separate, comfortable living room. Upstairs, the property boasts three well-proportioned bedrooms and a stunning main bathroom suite, finished to a high standard.

Externally, the home continues to impress with a low-maintenance, south-facing garden, providing a private and sunny outdoor space, along with the added benefit of a garage located within a nearby compound. Other properties along the road have successfully created off-road parking to the front, suggesting this could be a possibility subject to the necessary permissions. A must-view property, perfectly suited as a first-time purchase or an excellent next step on the property ladder.

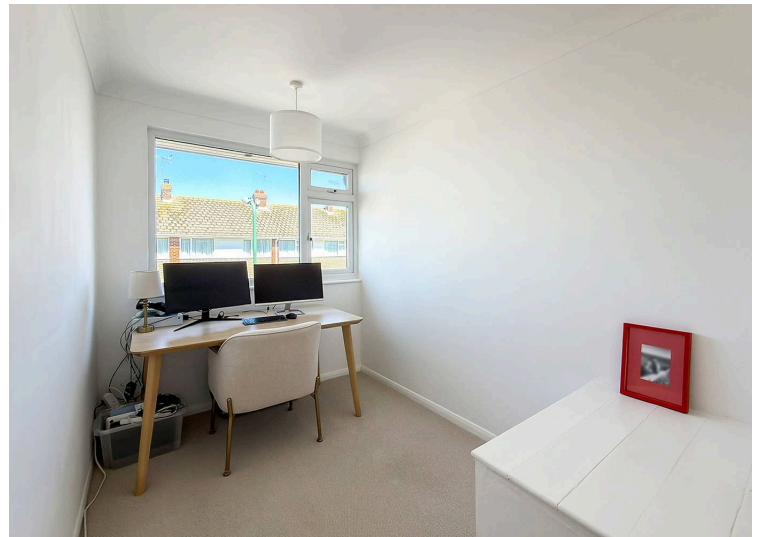
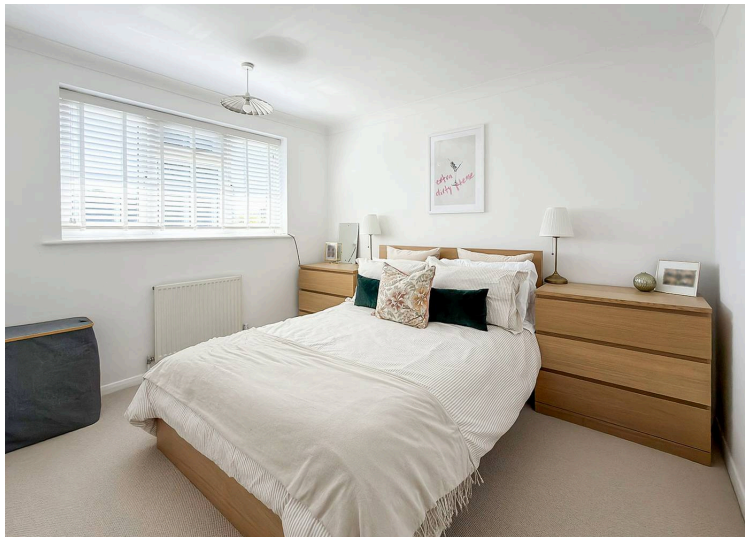
This is an ideal home being only a short distance from the ever-popular Rustington village centre, with its excellent range of independent shops, cafés, amenities, and eateries. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Living Room

14' 9" x 10' 9" (4.50m x 3.28m)

Kitchen/Dining Room

17' 2" x 8' 2" (5.23m x 2.49m)

Bedroom 1

12' 11" x 10' 0" (3.94m x 3.05m)

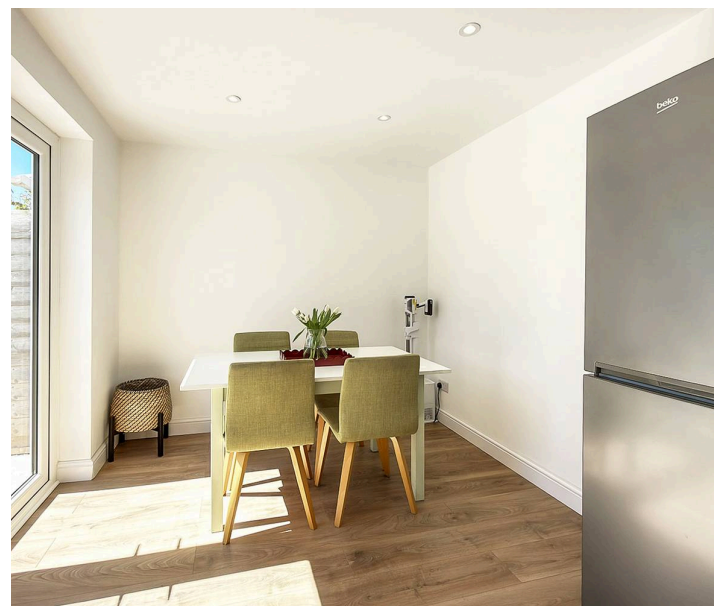
Bedroom 2

10' 0" x 9' 1" (3.05m x 2.77m)

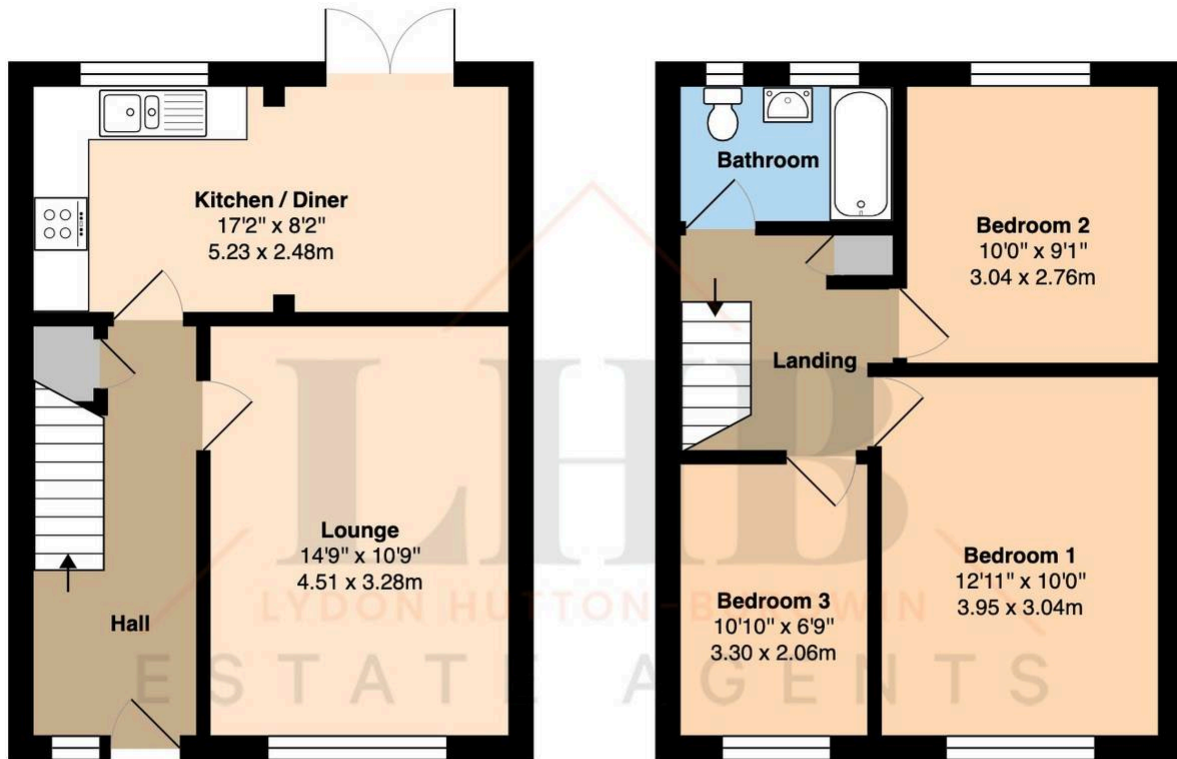
Bedroom 3

10' 10" x 6' 9" (3.30m x 2.06m)

Bathroom







Total Area: 817 ft² ... 75.9 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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