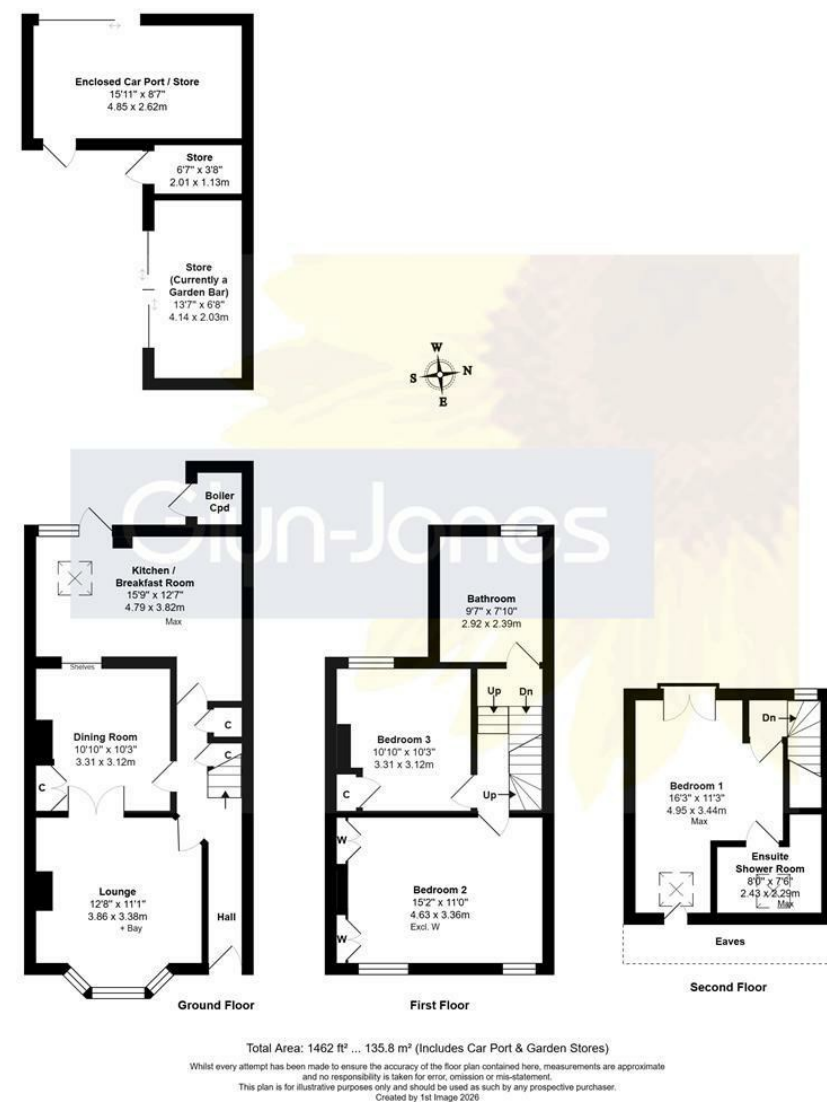


# 2 Church Road, Rustington Littlehampton BN16 3NN

£425,000 - Freehold

Glyn-Jones



TENURE - Freehold

Council Tax Band:  
Energy Performance Rating: D

AGENT'S NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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- Extended Victorian Terrace House With Accommodation Over Three Floors
- Lounge & Separate Dining Room
- Spacious Family Bathroom
- West Facing Rear Garden
- Potential Off Road Parking
- Three Double Bedrooms (Main Bedroom With En-Suite & Juliet Balcony)
- Kitchen//Breakfast Room
- Many Period Features
- Gas Heating & Double Glazing
- Central Village Location

Located in the heart of Rustington, this well-presented Victorian terrace house offers a charming blend of period elegance and modern convenience across three well-proportioned floors. Retaining many original features, the property is set within the vibrant and sought-after village centre. Upon entering, a welcoming entrance hall leads you into a spacious bay-fronted lounge, complete with stone fire surround, currently used as an open fire. Double doors open into a separate dining room, ideal for entertaining family and friends. The extended kitchen/breakfast room is fitted with a range of classic cream shaker-style units, stylish granite work surfaces, and some integrated appliances. The kitchen provides ample space for dining and features double doors opening out to the delightful west-facing rear garden. The first floor offers two spacious double bedrooms, each boasting attractive cast iron fireplaces, and a generous family bathroom with both a bath and a separate shower. The top floor is dedicated to the impressive main bedroom, a light-filled double aspect space with French doors leading to a Juliet balcony and an en-suite shower room for added privacy. Outside, the property benefits from an enclosed west facing rear garden, featuring a decked seating area, central lawn surrounded by mature shrubs, a timber-built outdoor bar, and a handy attached storage shed. For added convenience, there is also a larger enclosed car port/ workshop accessed via a private rear service road, providing valuable off-road parking or flexible workspace.



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