



## Windsor Drive, Rustington, BN16 3SW

Freehold

Three Bedrooms • Detached House • En-Suite to Primary Bedroom • Conservatory • Corner Plot • Gated Driveway • Double Garage • Kitchen/Diner with Sliding Doors into the Garden • Easy Access to the A259 • Approx. 1331 sq. ft (123.7 sq. m)

*Cooper Adams*

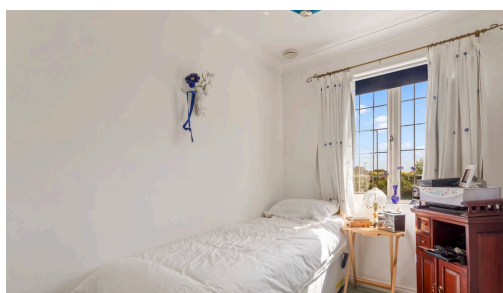
A three-bedroom detached home positioned on a 100ft corner plot, with a gated driveway and double garage providing secure off-road parking. The kitchen/diner has sliding doors opening onto the garden and offers enough space for dining and entertaining. The living room includes a bay window and gas fire place, with direct access through to the conservatory. There is also a cloakroom off the entrance hall for convenience. Upstairs, the primary bedroom has an en-suite shower room, while the remaining two bedrooms are served by a family bathroom fitted with a bath with a shower overhead, wash basin and WC. The property is situated next to Summerlea Primary School and is within easy reach of local parks, shops and the A259, providing access towards Chichester, Worthing and Brighton.

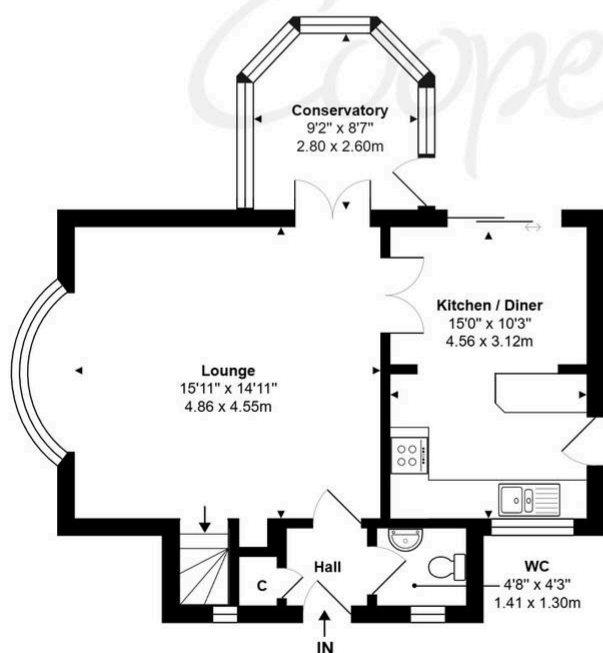
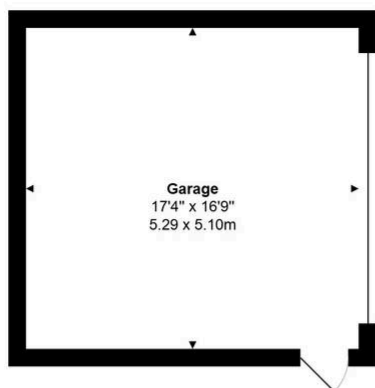
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance.*



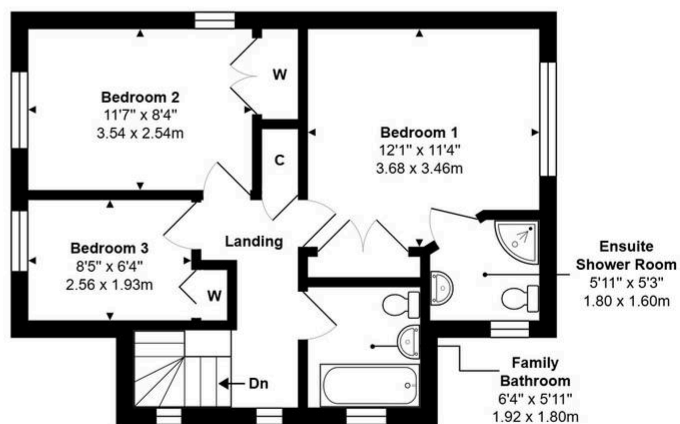
Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.

*The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.*





Ground Floor



First Floor

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Total Area: 1331 ft<sup>2</sup> ... 123.7 m<sup>2</sup> (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. Created by 1st Image 2026

Council Tax band: E, EPC Energy Efficiency Rating: D

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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