



Sussex Gardens, Rustington, BN16 3QA

Freehold

An End-of-Terrace Family Home • Three Bedrooms • No Onward Chain! • Solar Panels • Spacious Accommodation Including a Conservatory • Modern Touches Throughout • Open-Plan Kitchen Diner • Within Walking Distance to Rustington Shops • Close Proximity to Angmering Station • Approx. 780 sq. ft (72 sq. m)

Cooper Adams

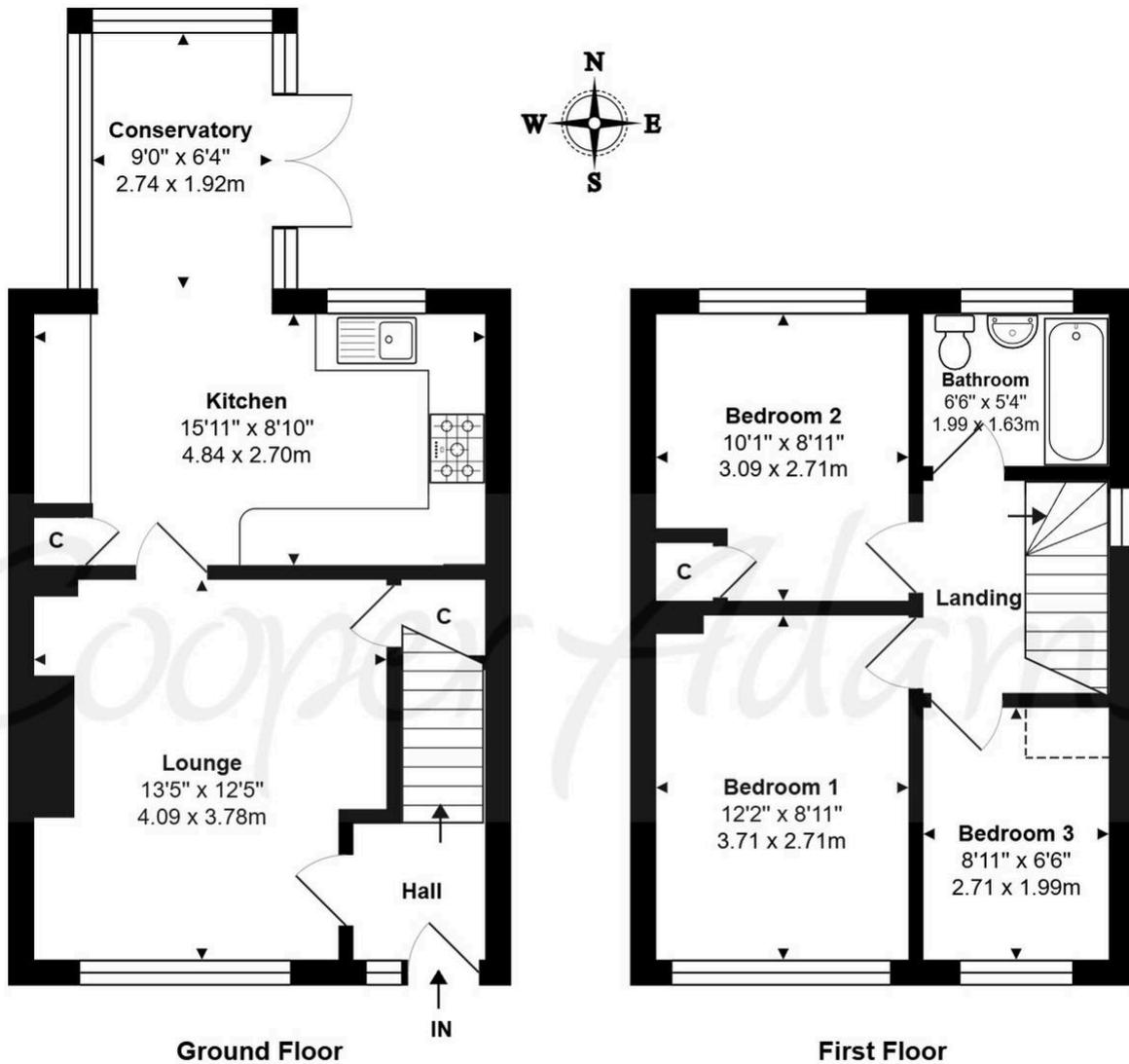
Situated in a popular residential location, this well-presented end-of-terrace family home is offered with no onward chain and benefits from solar panels. The property provides spacious accommodation throughout, including a generous lounge and an open-plan kitchen diner, ideal for modern living, which leads through to a bright conservatory overlooking the rear garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the property enjoys a private rear garden with both patio and lawn areas, plus an additional outbuilding, ideal for those who work from home! Conveniently located within walking distance of Rustington's village for an array of shops and eateries, the property is also within close proximity to Angmering mainline station, making it an excellent choice for families, first-time buyers, or those seeking easy access to transport links.

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



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.





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Total Area: 780 ft² ... 72.4 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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Council Tax band: C, EPC Energy Efficiency Rating: C

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