



## Arundel Garden, Rustington, BN16 3EH

Share of Freehold

Three-Bedrooms • Terraced House • LONG LEASE with SHARE OF FREEHOLD • Recently Modernised Throughout • South-Facing Low Maintenance Garden • Garage En-Bloc • Popular Church Farm Gardens Development • Approximately 0.2 Miles to Rustington Village • Approx. 958 sq. ft (89 sq. m)

*Cooper Adams*

A recently modernised three-bedroom terraced house situated within the popular Church Farm Gardens development, just a short walk from Rustington Village and its range of shops and amenities. The property offers a bright and spacious lounge/diner, a contemporary fitted kitchen and a ground floor WC. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Outside, there is a south-facing, low maintenance rear garden, along with the added benefit of a garage en-bloc. Further features include a long lease with a share of the freehold, making this an ideal home for a variety of buyers in a highly convenient location.

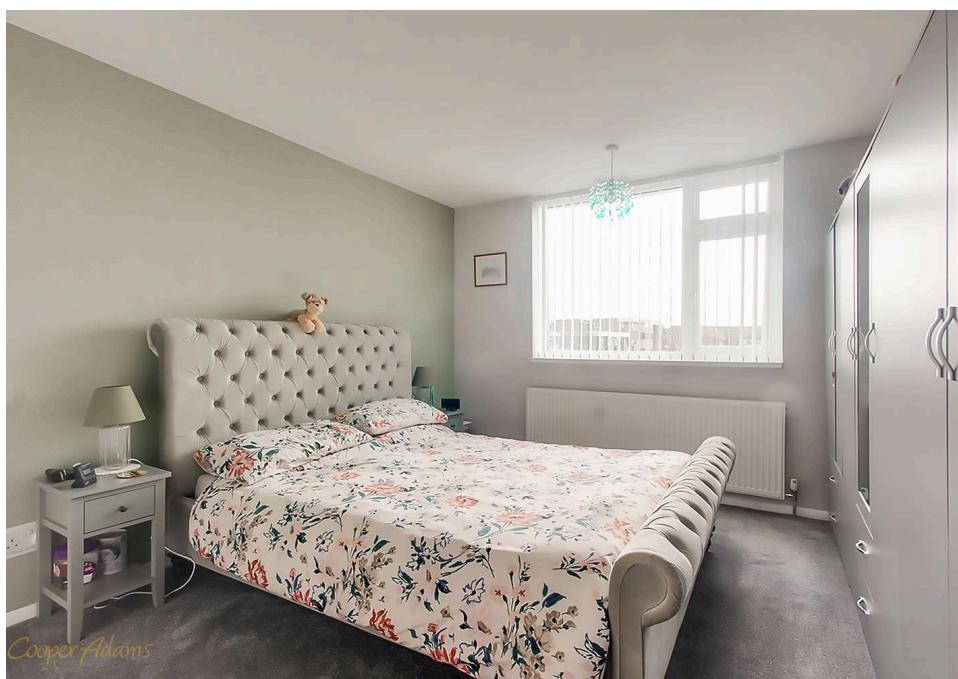


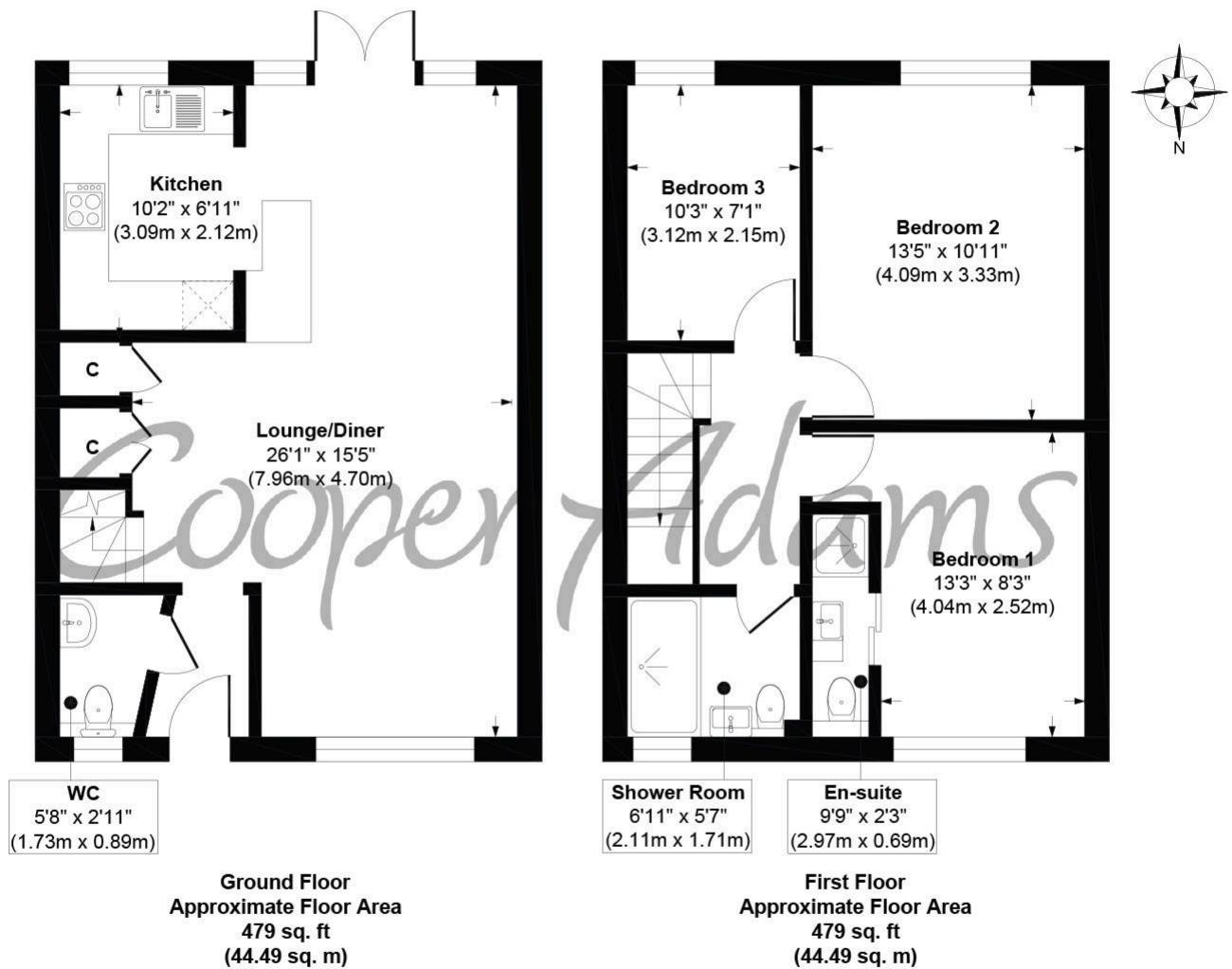
*This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.*

*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.





## Arundel Garden, Rustington

### Approx. Gross Internal Floor Area 958 sq. ft / 88.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: C, EPC Energy Efficiency Rating: D, EPC Environmental Impact 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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