



## Dingley Road, Rustington, BN16 3PY

Freehold

Three Bedrooms • A Mid-Terrace Family Home • SOUTH FACING GARDEN! • Chain Free • Driveway & Garage En-Bloc •  
Within Walking Distance to Rustington Village • Approx. 897 sq. ft (83.3 sq. m)

*Cooper Adams*

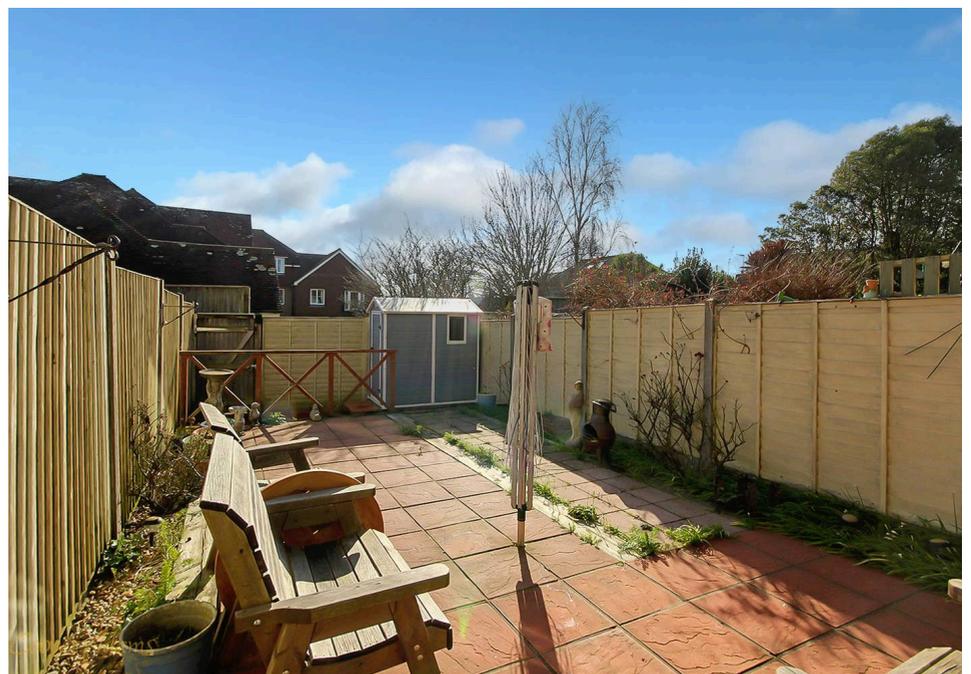
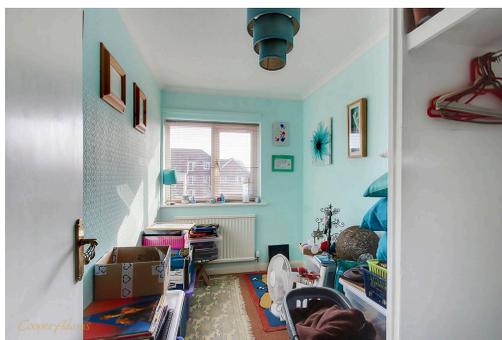
This three-bedroom family home offers practicality and comfort, featuring a garage en-bloc, a private driveway, and a low-maintenance south-facing rear garden. The bright living room opens to the garden through French doors, providing the perfect space to relax or entertain. The partially integrated kitchen features modern white cabinets and wood-effect laminate worktops, providing a sleek and contemporary feel. A convenient ground-floor cloakroom adds to the home's functionality. Upstairs, all three bedrooms include built-in storage, while the family bathroom is equipped with a bath, sink, and WC.

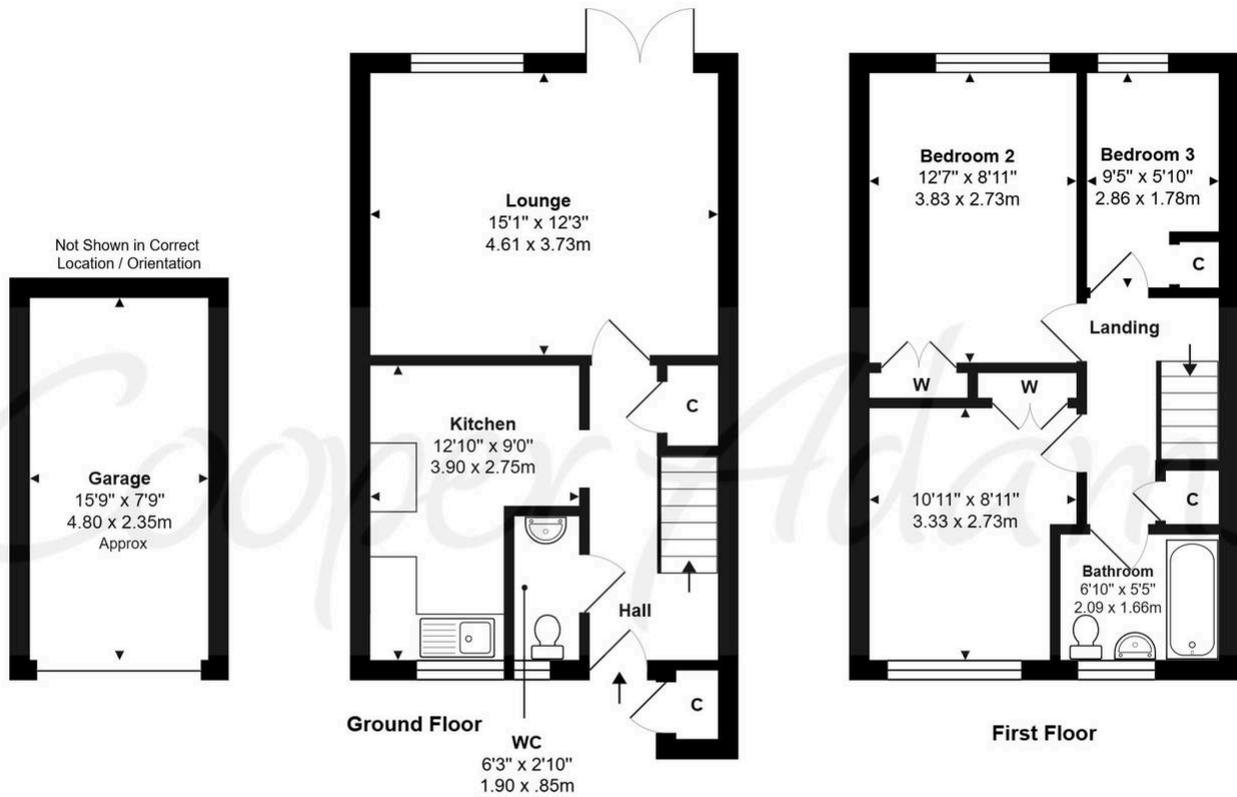
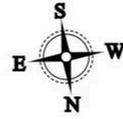


This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering. The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts. Please be aware that probate will need to be granted before contracts can be exchanged.



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.





Total Area: 897 ft<sup>2</sup> ... 83.3 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.

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Council Tax band: C, EPC Energy Efficiency Rating: C

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