



Worthing Road, Rustington, BN16 3PR

Freehold

Five Bedrooms • Detached Family Home • SOUTH-FACING GARDEN • Large Bi-Fold Doors • Spacious Kitchen • Cosy Log  
Burner in the Family Room • Garden Workshop • Solar Panels • Close to Shops and Local Amenities • Approx. 2341 sq. ft  
(217.5 sq. m)

*Cooper Adams*

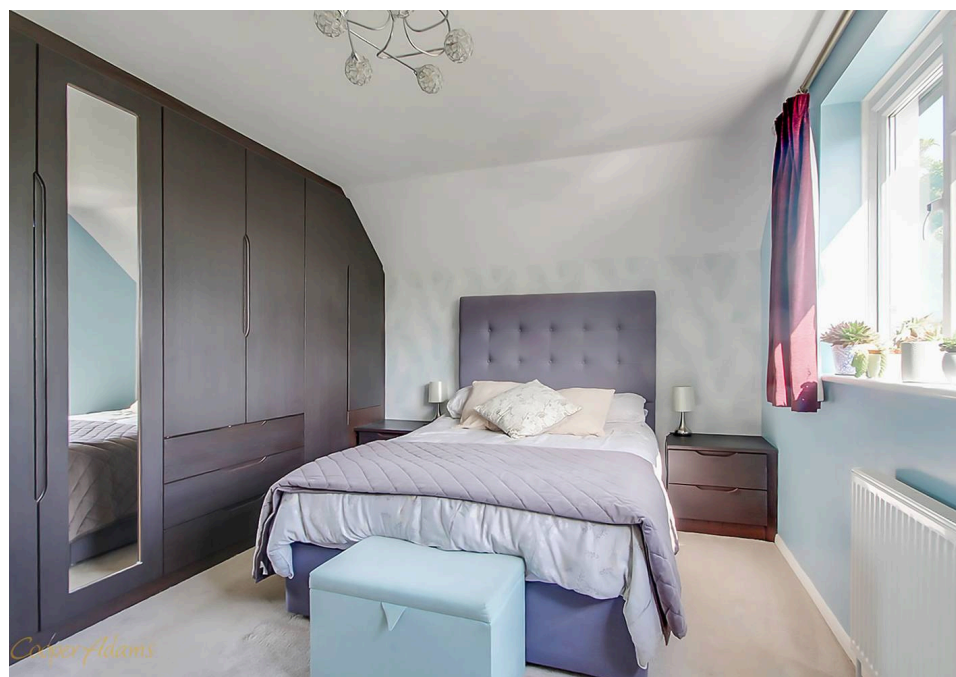
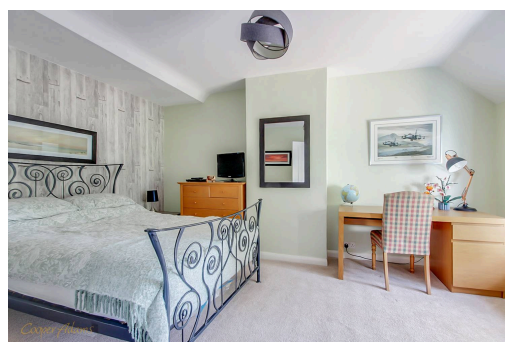


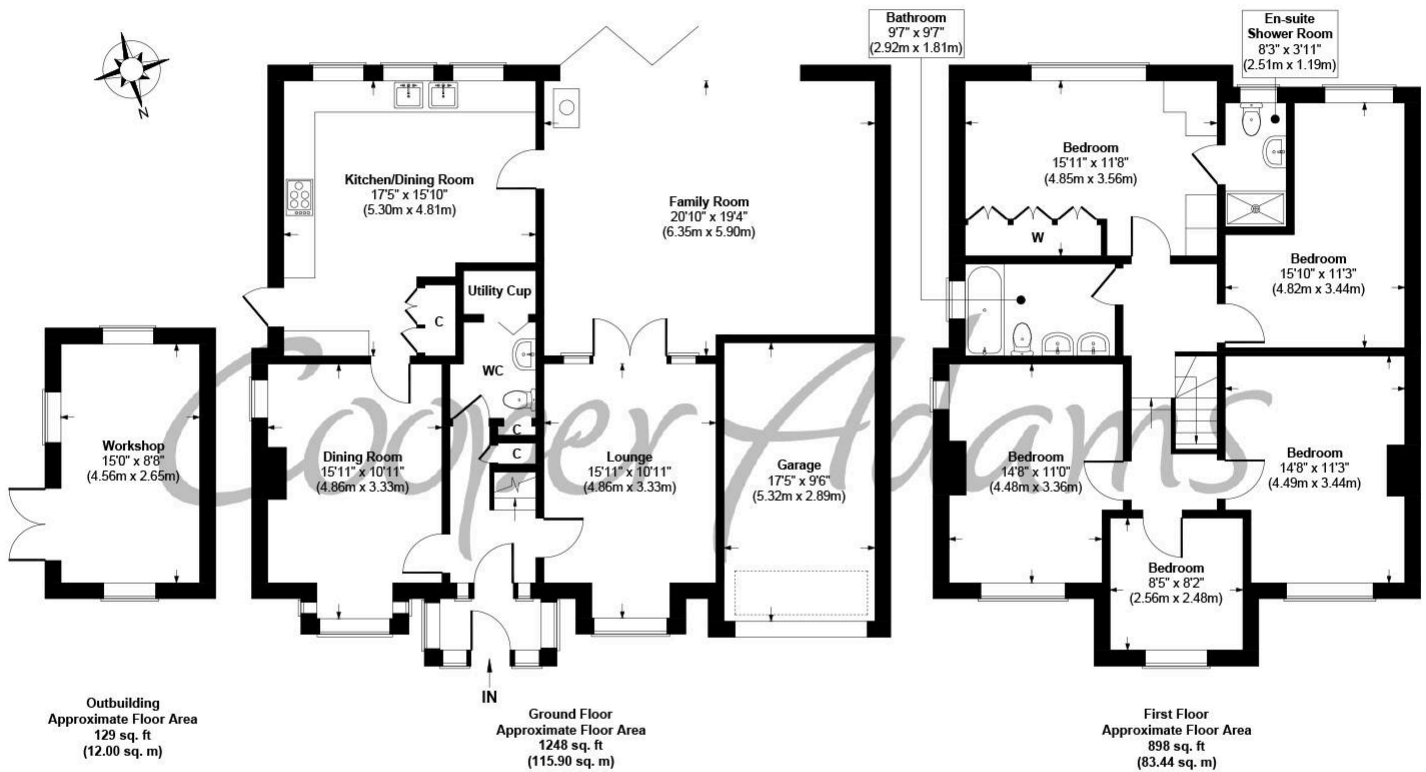
This beautifully presented five-bedroom detached house offers spacious accommodation, ideal for modern family living. Situated in a convenient location close to local shops and amenities, this one of a kind home combines comfort and practicality throughout. The heart of the home is the generous open-plan kitchen, featuring ample worktop and storage space, along with integrated appliances and range cooker — ideal for both everyday family living and effortless entertaining. Large bi-fold doors from the adjacent family room seamlessly connect the indoors to the beautiful south-facing garden, creating a wonderful sense of light and space. The family room also features a cosy log burner, adding warmth and character. Also on this level is a separate living room with a feature fireplace, dining room, a useful ground-floor cloakroom and additional built-in storage. Upstairs offers four double bedrooms plus a single bedroom, a family bathroom, and an en-suite to the main bedroom - ideal for families or guests. The landscaped garden boasts a lawn, mature plants, two ponds with a waterfall, and a patio for alfresco dining. A workshop and greenhouse provide space for hobbies, storage, or home-grown veg.



The property also benefits from solar panels and storage batteries in the main roof, gated off-road parking with EV charging point, an integral garage, and everything Rustington has to offer just a short distance away - this is a fantastic opportunity to secure a superb home in a charming seaside village.

Rustington, a charming West Sussex seaside village, offers a friendly community, great shops and dining, nearby sailing and golf, and a peaceful pebble beach ideal for relaxing walks.





**Worthing Road, Rustington**  
**Approx. Gross Internal Floor Area 2275 sq. ft / 211.34 sq. m**

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

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

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