



Wendy Ridge, Rustington, BN16 3PJ

Freehold

Three Bedrooms • A Mid-Terrace Family Home • Large 100ft South-Facing Garden • Living Room with Open Fire • Kitchen with Range Cooker • Within Walking Distance to Rustington Village • Approx. 931 sq. ft (86.5 sq. m)

Cooper Adams

This well-presented, three-bedroom mid-terrace family home is located within walking distance to Rustington Village. The property boasts a large 100ft south-facing garden, ideal for family gatherings and outdoor entertaining. The spacious living room features a charming open fire, providing a warm and inviting atmosphere, perfect for cosy evenings. The kitchen comes with a range cooker, offering ample space for preparing family meals. The home is beautifully maintained and offers a comfortable, practical living space, making it the perfect choice for families looking to settle in a peaceful, yet convenient location.



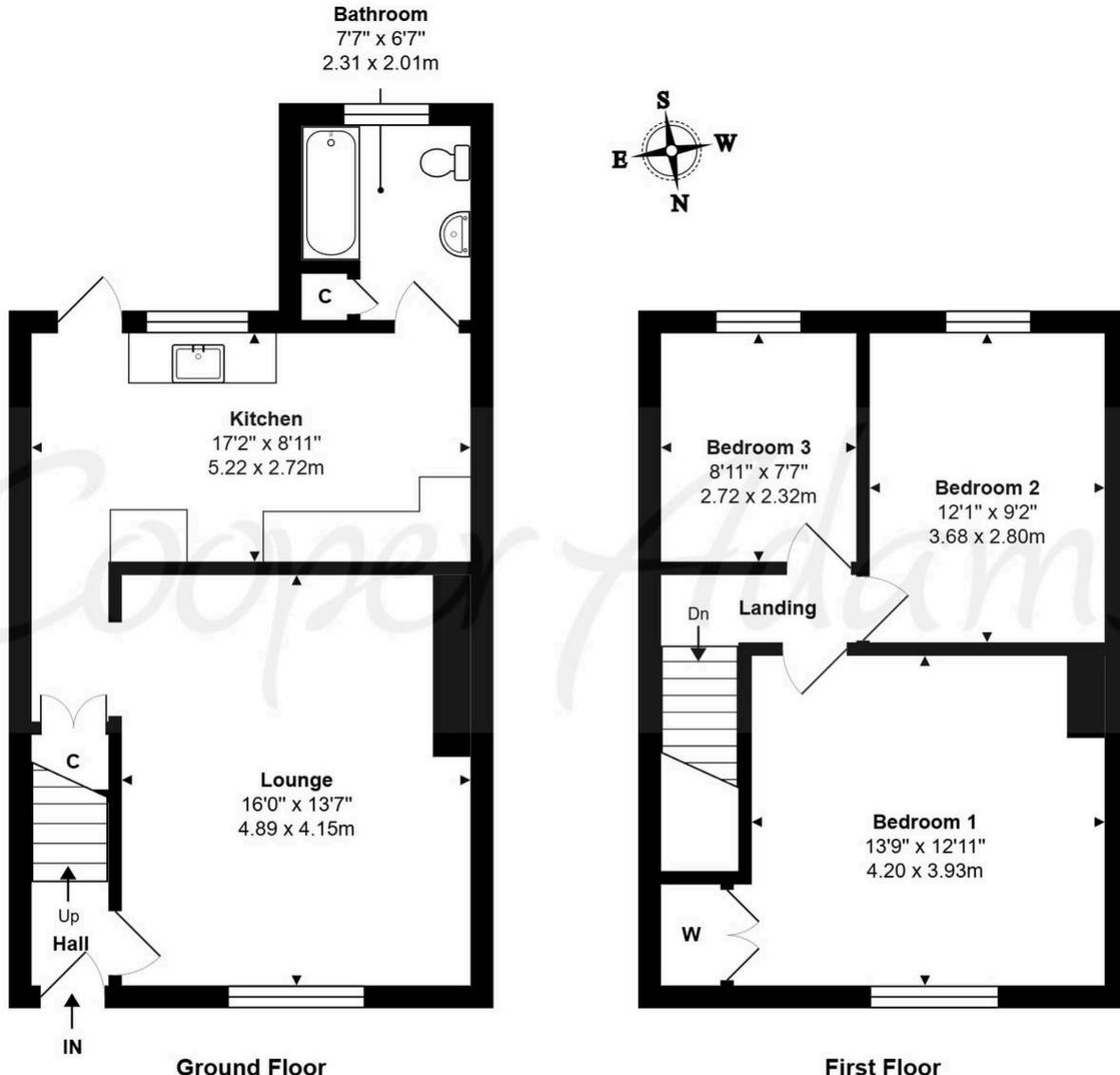
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

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.





Wendy Ridge, Rustington, BN16 3PJ

Total Area: 931 ft² ... 86.5 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.

Created by 1st Image 2025

Council Tax band: B, 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. 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.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com