



Winchester Road, Rustington, BN16 3RH

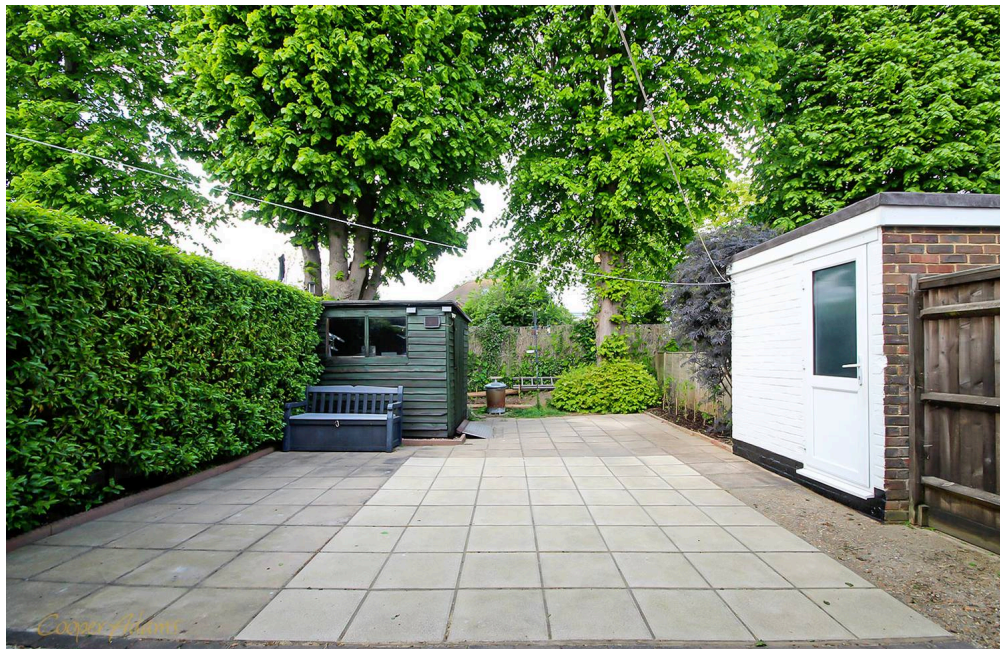
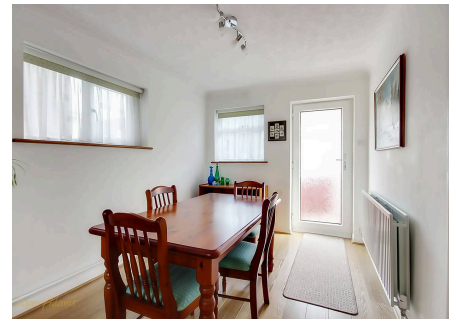
Freehold

A Two Double Bedroom Semi-Detached Family Home • South-Facing Living Room • Kitchen/Diner • Low Maintenance Front & Rear Gardens Plus Large Driveway • Fitted Wardrobes to Primary Bedroom • Gas Fired Central Heating • UPVC Double Glazing Throughout • Ground-Floor Cloakroom • Loft with Ladder • Approx. 939 sq. ft (87.2 sq. m)

*Cooper Adams*



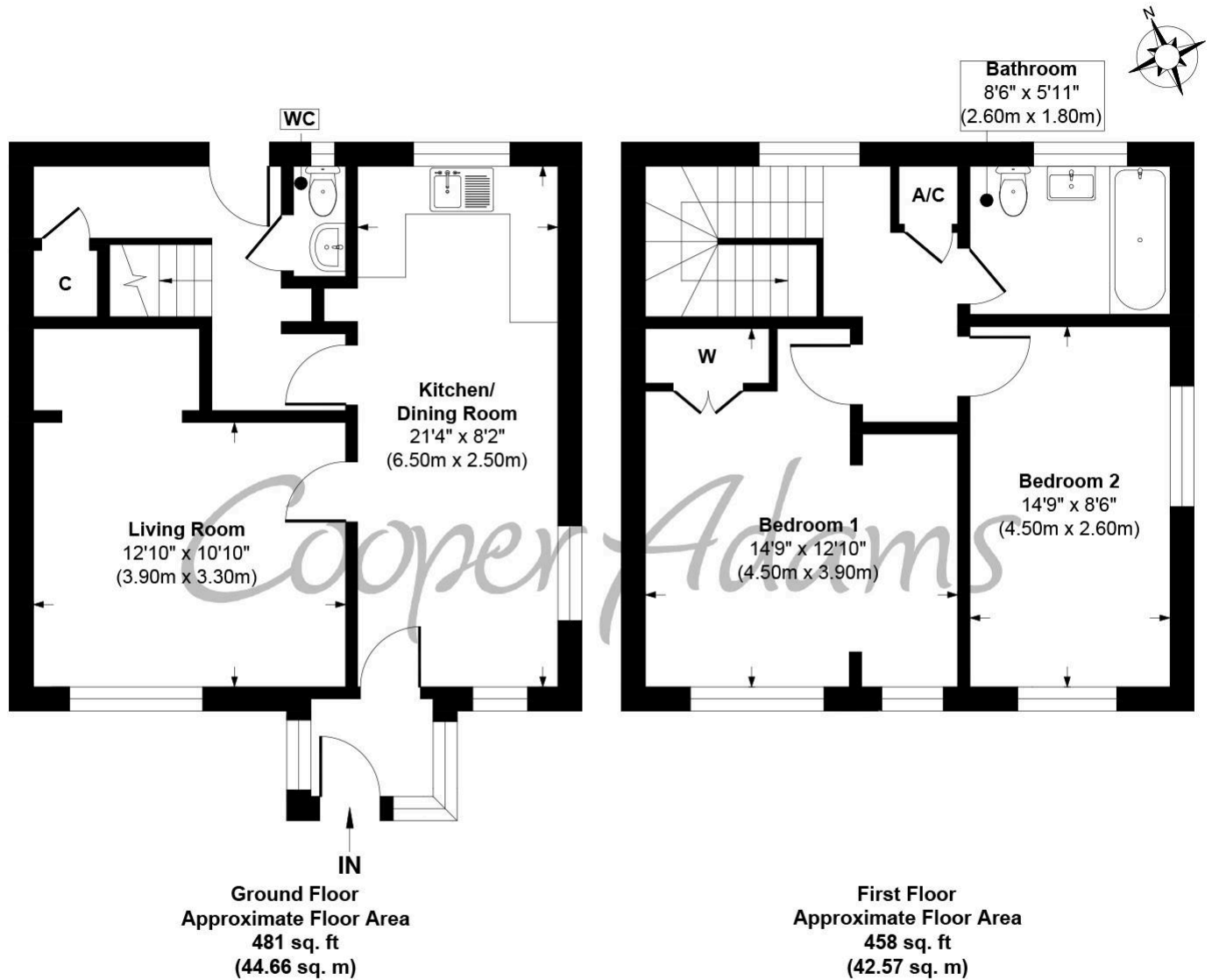
The porch welcomes you into the bright and airy triple-aspect kitchen/diner, a versatile space perfect for both cooking and entertaining. Benefiting from an integrated double oven, ample cupboard and worktop space, and room for freestanding appliances, making it ideal for preparing meals or hosting guests. Adjacent is the cosy living room, a comfortable retreat to unwind in after a busy day. The hall includes an under-stair storage cupboard with automatic lighting, and completing the ground floor is a convenient cloakroom. Upstairs, you'll find two generously sized double bedrooms. The primary bedroom features a built-in wardrobe, offering practical storage. The family bathroom includes a bath with a shower overhead, a sink, and a WC. An airing cupboard near the bathroom houses the boiler and offers shelving and lighting. The home was originally configured with three bedrooms, and it can be easily reverted if desired. The house has been well maintained, with recent repointing of the side elevation and replacement of the lintel. Professionally tinted front windows retain heat in winter, and provide privacy, but can be removed if desired.



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.

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





**Winchester Road, Rustington**  
**Approx. Gross Internal Floor Area 939 sq. ft / 87.23 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale

Copyright © Cooper Adams

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

This material is protected by laws of copyright which is owned by Cooper Adams. Whilst every attempt has been made to ensure the accuracy of these details and floor plan contained here, they do not constitute any offer or contract or part thereof. All measurements are always maximum measurements into bay windows, alcoves and for L shaped rooms. No guarantee is given on total square footage taken from the floor plan. The details, pictures, maps and floor plans are for illustration purposes only and not to scale. Any appliances and/or services have not been tested. Cooper Adams is a trading name of Cooper Adams Estates Limited registered at Bishopstone. Registered in England and Wales. Our registered number is 07127482. Our VAT Number is 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](http://www.cooper-adams.com)