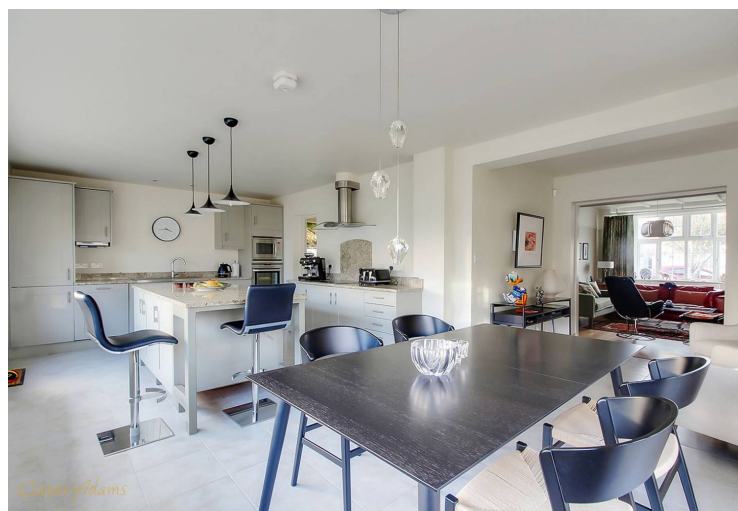




Knightscroft Avenue, Rustington, BN16 2HN

Freehold

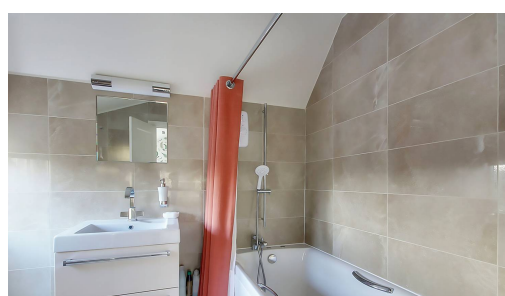
Detached Chalet Style Property • Three Double Bedrooms, one of which is used as a study • South-Facing Garden • Driveway & Garage • Open-Plan Kitchen/Diner • Utility Room • Underfloor Heating in the Kitchen/Diner & En-suite to Master • Popular Private Road • Within Walking Distance to Rustington Village & Beach • Approx. 2170 sq. ft (201.6 sq. m)

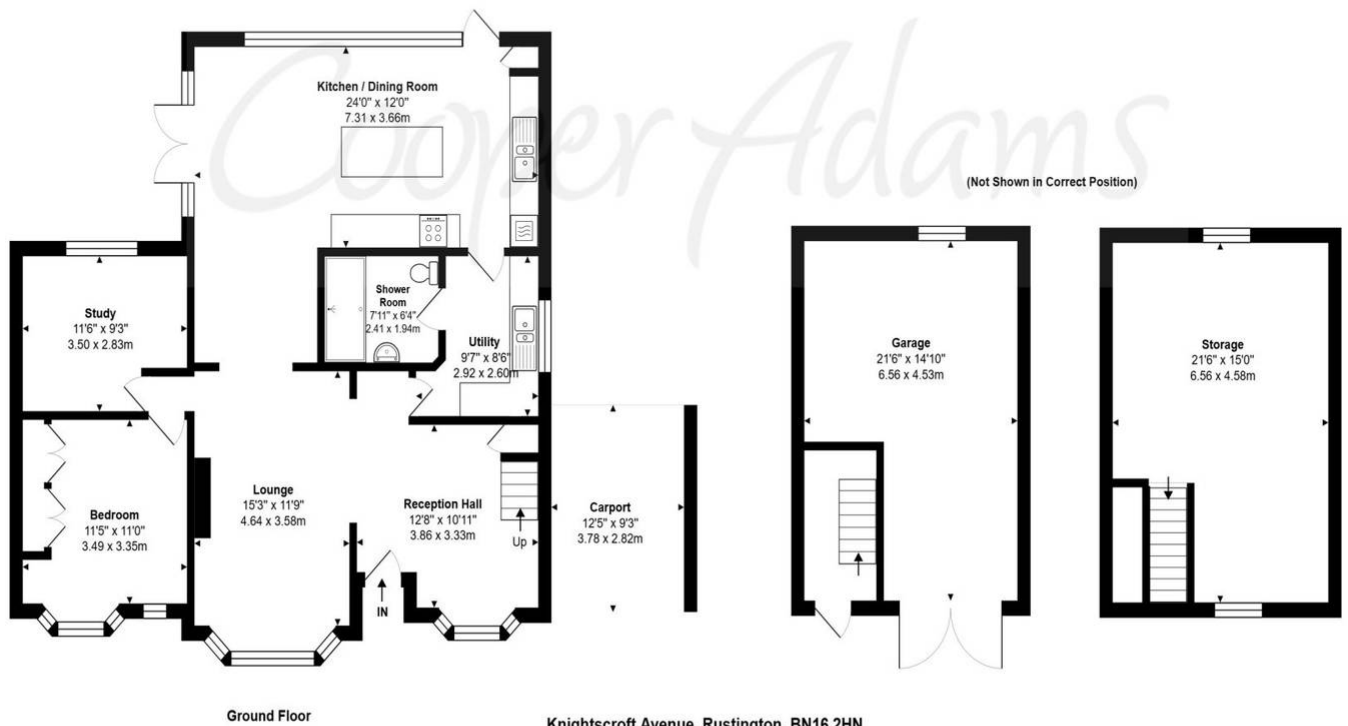
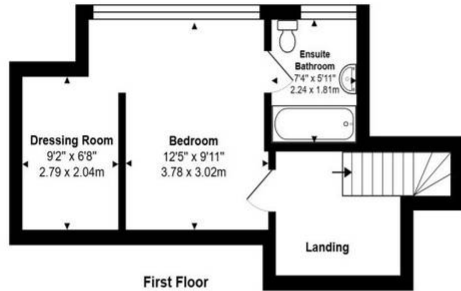
Cooper Adams

A beautifully presented three-bedroom detached chalet style property, set within a desirable private road. The property features three double bedrooms, including a primary suite complete with a walk-in wardrobe and en-suite bathroom with underfloor heating. The newly fitted kitchen is the heart of the home, boasting sleep granite worktops and fully integrated appliances, as well as space for a dining table and chairs, overlooking the landscaped south-facing garden through large windows. The separate utility room add practicality, plus a ground floor bathroom for convenience. Outside, the garden offers a tranquil retreat with a paved patio ideal for outdoor entertaining, surrounded by mature planting and colourful borders. Completing the property is a large garage providing ample storage for workshop space. This delightful home is finished to a high standard throughout and offer the perfect opportunity for relaxed, contemporary living. 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.





Knightscroft Avenue, Rustington, BN16 2HN

Total Approx. Floor Area 2170 ft² ... 201.6 m² (Includes Carport, Garage & Storage Above)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by tot image 2025

Council Tax band: D, 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.

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