



## Wolstenbury Road, Rustington, Littlehampton

£290,000

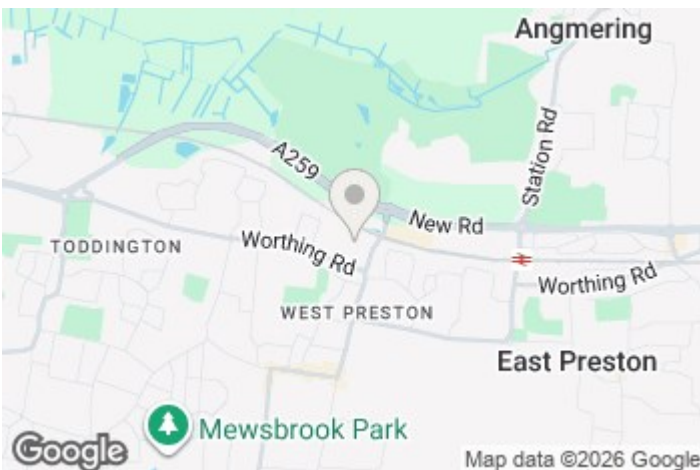
This well-presented three-bedroom semi-detached home offers spacious, comfortable living in one of West Sussex's most popular coastal villages. With a private garage, low-maintenance garden, and generous living areas, this property is ideal for families, first-time buyers, or those looking to downsize without compromising on space or location.

- Three bedrooms
- Landscaped rear garden
- Garage in compound
- Social layout
- Local leisure facilities

- Modern finish throughout
- Off road parking
- Walking distance of the village centre
- Easy access to A259
- Viewing highly recommended



Littlehampton, a picturesque seaside town on the south coast of England, enchants residents and visitors alike with its coastal charm and diverse offerings. Boasting a beautiful sandy beach and a bustling harbour, Littlehampton provides a quintessential British seaside experience. The town centre features a mix of traditional and modern architecture, offering a vibrant atmosphere with a variety of shops, restaurants, and cultural attractions. Littlehampton is celebrated for its family-friendly environment, highlighted by attractions like the Mewsbrook Park and the popular East Beach. With its maritime heritage, lively community events, and a range of amenities, Littlehampton stands as a delightful coastal destination, offering a perfect blend of coastal relaxation and community vibrancy.



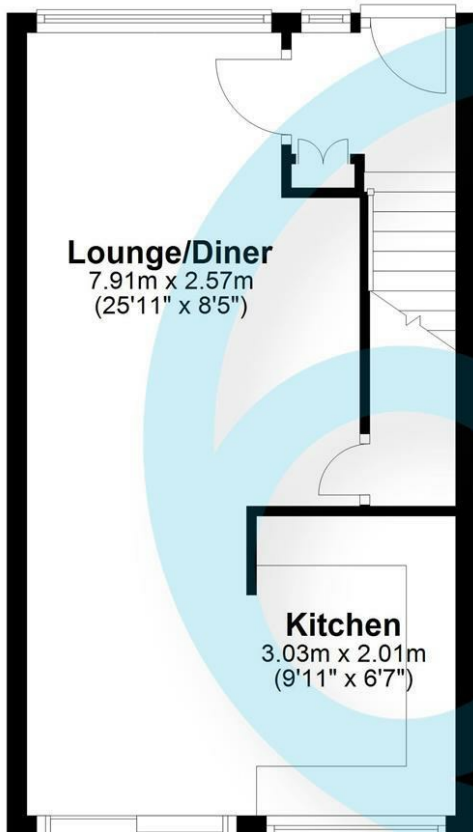
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.9 sq. feet)

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