

18 Campbell Drive, Rustington BN16 3QR

£295,000 - Freehold



Total Approx. Floor Area 1095 ft² ... 101.7 m² (Includes Garage)

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 1st Image 2025

TENURE - Freehold

Council Tax Band:
Energy Performance Rating: C

AGENT'S NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



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- Modern Terrace House
- Spacious Lounge/Dining Room
- Gas Heating & Double Glazing
- Popular Location Close To Village
- Viewing Recommended
- Three Bedrooms
- Ground Floor Cloakroom
- Enclosed West Facing Rear Garden With Direct Garage Access
- No Onward Chain

Occupying a popular residential location, this well-proportioned terrace house offers an excellent opportunity for families and first-time buyers alike. The property boasts three comfortable bedrooms, providing ample space for family living. The ground floor features a convenient cloakroom, kitchen and a welcoming lounge which flows seamlessly into the dining area. Double doors open directly to the west-facing rear garden. Although the property would benefit from some modern updates, it is clean and tidy throughout and offered for sale with the added benefit of no onward chain. Additional features include a family bathroom, gas central heating and double glazing. The enclosed rear garden is designed for low maintenance, while the mostly paved front garden maintains an attractive open-plan style. Furthermore, the property benefits from a garage with light and power, conveniently accessed directly from the garden with adjacent parking area.

Perfectly positioned, the property is within easy walking distance of the bustling village centre, with its array of independent shops, supermarkets, cafes, and essential amenities. Families will appreciate being close to highly regarded local schools and recreational parks. Rustington's popular seafront and Greensward can be found with approximately one mile. Excellent transport links connect you to the neighbouring towns of Littlehampton and Worthing, while the nearby A259 offers swift access to the wider West Sussex area.



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