



Total Approx. Floor Area 1145 ft² ... 106.4 m² (Excludes Eaves Storage)

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
Estate Fee: £132 per annum
Council Tax Band: D
Energy Efficiency Rating: C

WITH OVER...

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

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.



Rustington Office
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**30 The Darlings, Rustington,
 West Sussex, BN16 3SY**
 "Guide Price" £350,000 (Freehold)



Introducing this attractive end of terrace town house in the sought-after location of Rustington. Boasting three double bedrooms, one bathroom, and an en-suite shower room, this spacious property is perfect for families or those looking for extra space.

The property features a west facing garden, ideal for enjoying the sunshine, as well as a spacious lounge/diner, conservatory, and kitchen - perfect for entertaining guests or relaxing with loved ones. Additionally, there is a ground floor W.C. for convenience.

Outside, you will find a garage with a pitched roof and metal up-and-over door, as well as a separate car parking space - providing plenty of space for vehicles. The property also benefits from gas central heating and double glazing for added comfort.

Don't miss out on the opportunity to view this fantastic property. Contact us now to arrange a viewing.

WITH OVER... **500** COMPANY REVIEWS
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Situated just 0.2 miles from Angmering station, with a direct route to London, this property is perfect for commuters.

It is also only a 0.4-mile drive (or a shorter walk) from the Sainsbury's supermarket, making errands a breeze. For a more leisurely day out, Rustington village centre is just 1.4 miles away, offering a wide range of amenities including a Waitrose.



“west facing garden ideal for enjoying the sunshine”



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