

8 The Willows, Station Road, Rustington, West Sussex BN16 3BB Guide Price £385,000 - Freehold



Total Area: 1005 ft² ... 93.4 m²

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2022

Council Tax Band - C
Energy Efficiency Rating – D

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.



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An attractive modern end of terrace house located in a quiet tucked away position within just half a mile of Rustington village centre.

This Georgian Style end terrace house is offered for sale in our opinion in very good order throughout, having been well maintained and redecorated to a high standard throughout.

The accommodation comprises, on the ground floor; entrance porch front door to entrance hall; ground floor cloakroom; well-appointed Shaker style kitchen to the front; spacious lounge/dining room; full width conservatory. On the first floor; two double bedrooms; ensuite dressing room / third bedroom; good size bathroom. Outside there is an attractive low maintenance enclosed garden and a garage in nearby compound.

Particular features include; gas fired central heating to radiators, Georgian style uPVC double-glazing, modern appliances in kitchen including quality Stove double oven, stainless steel hob & extractor, integral dishwasher, fully tiled bathroom, with white suite; vacant possession, with no on-going chain.

Internal viewing is highly recommended.

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Outside

Garden – There is a most attractive enclosed and secluded rear garden, mainly laid to lawn with full width paved patio. Further feature circular patio and area of pea shingle. There are well-stocked borders with a range of mature bushes, plants and shrubs. The garden is all enclosed by timber panel fencing, with a side access to the front. To the front there is an extensive well-maintained lawn.

Garage – Brick built garage located in compound within just a 100 yards of the property.

Location – The Willows is located on Station Road, between Rustington’s comprehensive village center, (approx. 0.5 mile), and Angmering mainline railway station (0.7 mile).

Conveniently position close to most amenities, including doctors and dentist surgeries. There is a bus stop close by with a regular service to Worthing and Brighton, and Sainsbury’s Superstore is just half a mile away. The seafront with greensward promenade is a similar distance.

Rustington village offers comprehensive services, including library, churches and medical centre. The village enjoys a wide range of shops, including Waitrose and many specialist retailers, coffee shops and restaurants.

