



## 3 The Street, Rustington, Littlehampton, BN16 3PA

£290,000

- End of Terrace House
- Popular Location 0.3 Miles to Rustington Village & Amenities
- 15'5 Kitchen to Rear of Property
- Three Bedrooms
- Less Than 1 Mile to Seafront
- Seperate Lounge to Front of Property
- Attached Garage
- 0.4 Miles to Mewsbrook Park
- Chain Free

# 3 The Street, Littlehampton BN16 3PA

Situated in a highly sought-after location, this well-presented end of terrace house offers an excellent opportunity for buyers seeking a home close to local amenities and the coast.

The property features three well-proportioned bedrooms, making it ideal for families, first-time buyers, or those looking to downsize. To the front of the property is a separate lounge, providing a comfortable and inviting living space, while to the rear you'll find a generous 15'5 kitchen with ample room for dining and entertaining.

Additional benefits include an attached garage, offering convenient storage or parking options, and the significant advantage of being offered to the market chain free.

Perfectly positioned, the property is just 0.3 miles from Rustington Village, with its wide range of shops, cafes, and amenities. The seafront is located less than a mile away, ideal for coastal walks, while Mewsbrook Park is only 0.4 miles from the property, providing excellent outdoor space for families and leisure.

Early viewing is highly recommended to appreciate both the accommodation and the prime location on offer.



Council Tax Band: C

Tenure: Freehold



Lounge  
12'2 x 11'9

Kitchen  
15'5 x 9'7

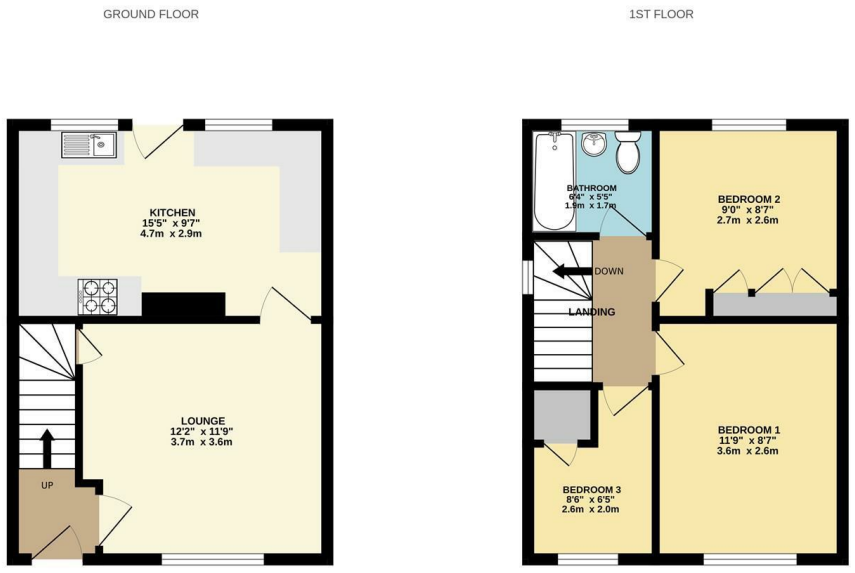
Bedroom 1  
11'9 x 8'7

Bedroom 2  
9' x 8'7

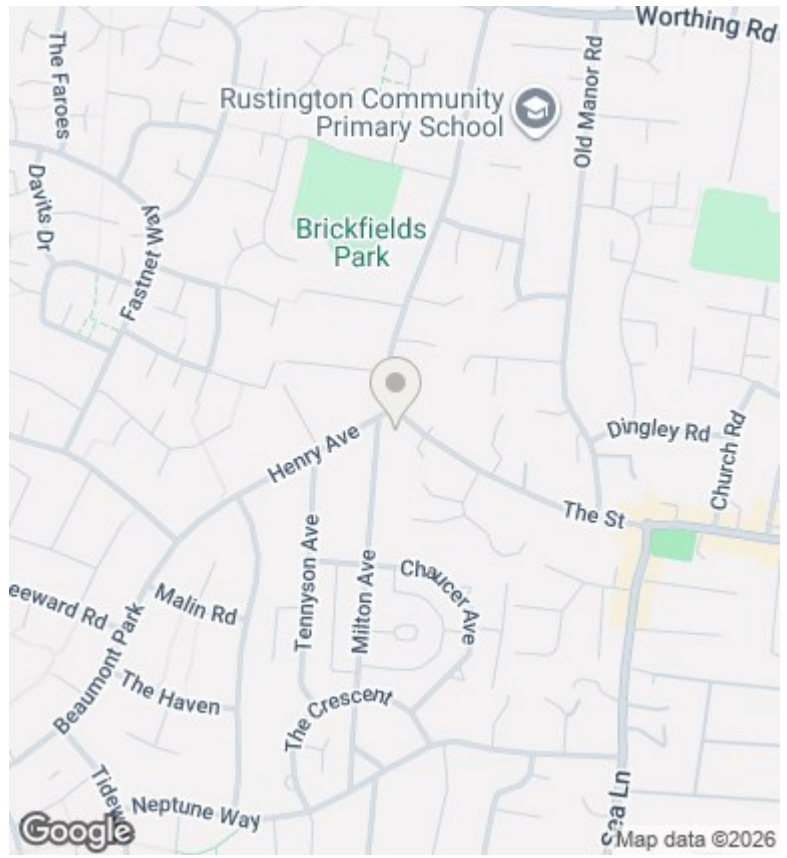
Bedroom 3  
8'6 x 6'5

Bathroom  
6'4 x 5'5





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.