

49 WOLSTENBURY ROAD, RUSTINGTON, WEST SUSSEX, BN16 3LB

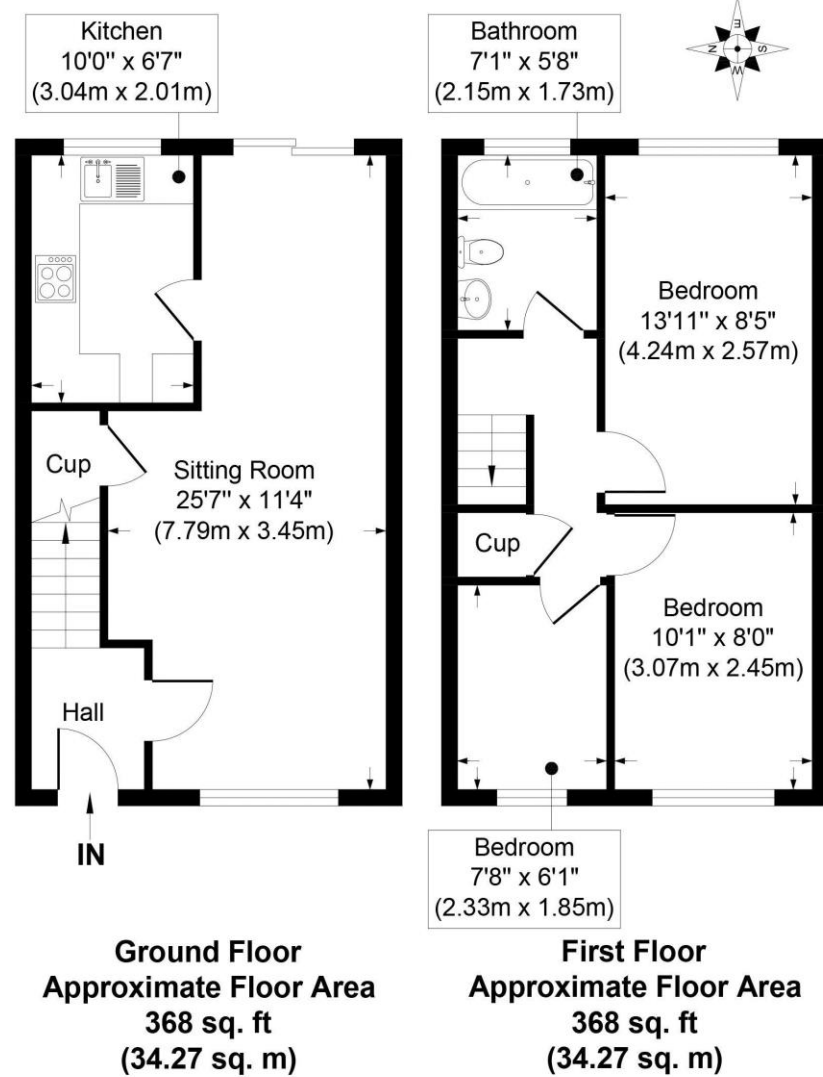


Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Cooper Adams Estates Limited



This property was brought to market by Pauline Jones



This material is protected by laws of copyright which is owned by Cooper Adams. Whilst every attempt has been made to ensure the accuracy of these details and floor plan contained here, they do not constitute any offer or contract or part thereof. All measurements are always maximum measurements into bay windows, alcoves and for L shaped rooms. No guarantee is given on total square footage taken from the floor plan. The details, pictures, maps and floor plans are for illustration purposes only and not to scale. Any appliances and/or services have not been tested.

VIEWING STRICTLY BY APPOINTMENT
PI FASE SFF www.cooper-adams.com FOR MANY MORE PHOTOS



Tasteful decor throughout



Want a beautiful light and spacious sitting room leading through to a gorgeous dining area? Thought so.....then check out this beauty of a home! A redecorated three bedroom family home in Rustington within walking distance to local shops & seafront. The accommodation comprises sitting room/diner, modern refitted kitchen, three bedrooms and bathroom. The property also benefits from gas central heating, double glazed windows and garage. £1096.15 deposit, joint required income £30,400. EER C74. Some restrictions apply. No Smokers, No pets, Full time working. Available early November. Further information: <http://cooper-adams.com/tenants-information>.

PROPERTY SUMMARY

TO LET - Redecorated three bedroom family home
Neutral and well maintained
Garage to the rear
Close to local shops, Angmering train station and Rustington town.
Rear garden
Long term let - Available November
For full details please visit Cooper Adams' website

Location

The pretty seaside village of Rustington in West Sussex is brimming with charm and character. Just south of the South Downs National Park, the village has a delightful sense of community and has a thriving 'hub' of shops and restaurants. Rustington village is ideally placed for all amenities with a good range of shops including a Waitrose, Tesco, Iceland, several banks, restaurants, Post Office and various other shops. Sailing, golf and health clubs are also close to hand, so you'll certainly be able to make the most of your leisure time here. When you're in search of a peaceful retreat from life's stressful moments, Rustington's pebble-covered shoreline, unblemished by typical beach attractions, is just a few minutes away. Indeed, winter walks and summer strolls along the water's edge help make life on the Sussex coast so very special.

Internal accommodation

Enter in through the front door and round to the right leads you into the neutral lounge with dining area to the rear. The modern kitchen is to

the rear of the property. Upstairs there are three bedrooms and a bathroom with white suite.

Outside

The front of the property is easy to maintain and presentable and this theme is carried on through to the rear garden which is paved. There is a garage included which is in a compound just behind the garden.

Transport

Just under a mile away is the local Angmering mainline station serving London Victoria, Brighton, Portsmouth and Southampton. Gatwick Airport is about 40 miles away from Rustington. The A259 is conveniently located for easy links to the A27 and A24. The Coastliner 700 bus runs directly through the village of Rustington and there is a bus stop about half a mile away.

Further information

Arun District Council, Arun Civic Centre, Maltravers Rd, Littlehampton, W Sussex BN17 5LF Council Tax Band: B - charges for 2018 are currently £1,443.96 The agent may be entitled to referral fees from other services offered to a client including seller, buyer, landlord or tenant including but not only the following services: Conveyancing, Mortgage/Financial advice, EPCs, Surveys etc.