

RUSTINGTON, WEST SUSSEX



Peace and  
Quiet

Two bedroom house on a quiet maintained estate close to the village centre



OFFERS IN EXCESS OF £240,000

Neutral decor throughout



Just look at this well presented two bedroom house just yards from Rustington village centre with it's independent local shops and buzzing cafe and restaurant culture. Perfectly placed for peace and quiet on the private and popular Church Farm Gardens Estate, this neat and well presented property is not to be missed. Facing onto the pretty communal front garden gives a pleasant outlook and access to the larger than average garage is an easy walk across the low maintenance courtyard garden. EER D62

#### PROPERTY SUMMARY

Well presented two bedroom home  
On the doorstep of Rustington village  
Larger than average garage  
Under a mile to the sea  
Quiet well maintained private estate position  
Low maintenance rear garden  
Just over a mile to Angmering railway station  
Similar properties rent for approx £900

#### 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

Front door opens into enclosed hallway with access to cloakroom, then into open plan living and dining area, through door to kitchen and rear door giving access to courtyard garden. On the second floor there are two good size double bedrooms and family bathroom with bath and electric shower over.



### Outside

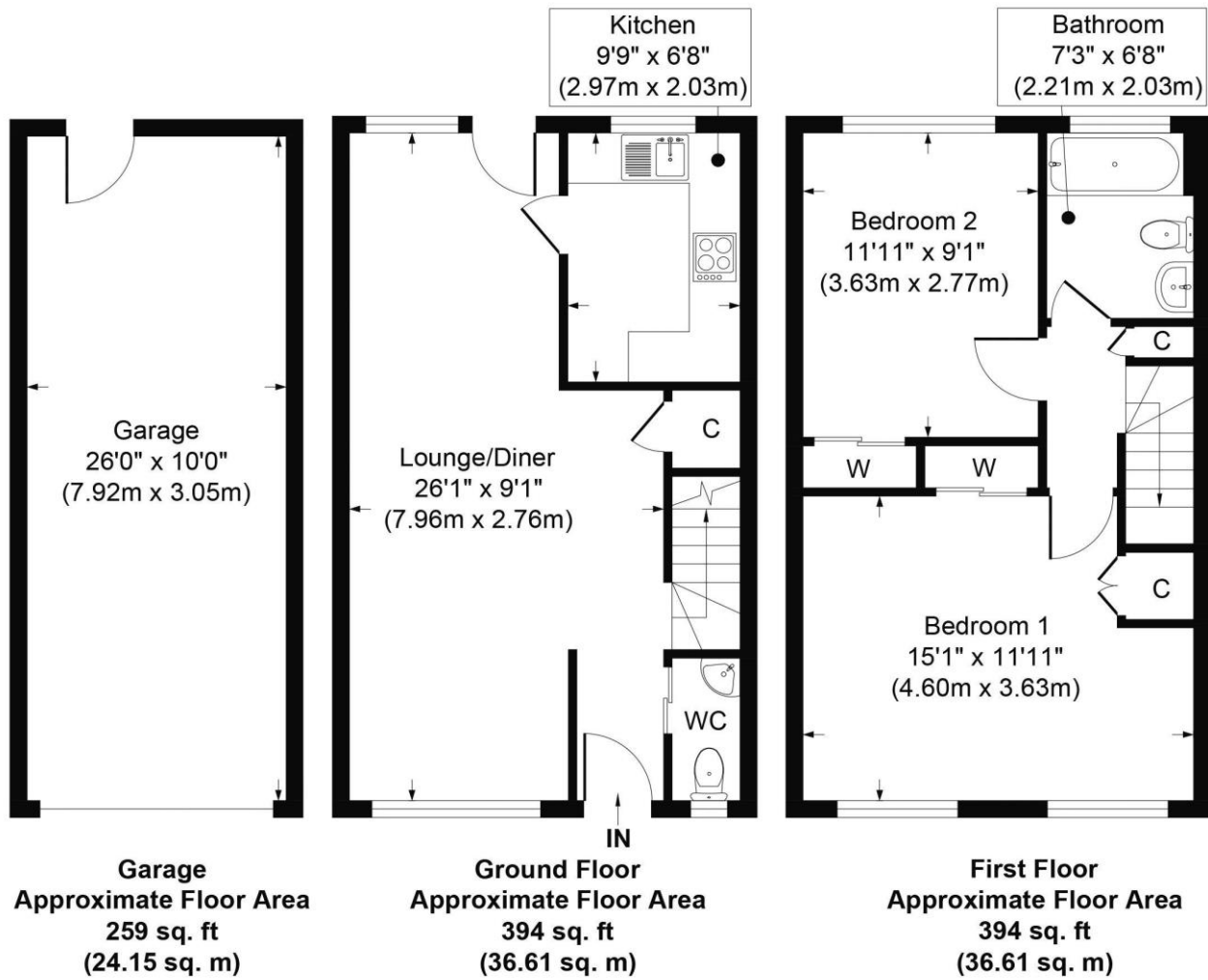
The rear garden is low maintenance being mainly laid with paving slabs, there are also flower bed borders and a door leading into the garage.

### Transport

Just over 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 very close by for easy links to the A27 and A24. The Brighton to Portsmouth Coastliner 700 bus also runs directly through the village of Rustington.

### Further Information

Arun District Council Arun Civic Centre, 1 Maltravers Road Littlehampton West Sussex BN17 5LF Tel 01903 737500 Council Tax Band C £1,559.44 Tenure: Leasehold with a share of the freehold. The lease is a remainder of 999 from 1963. There is a maintenance charge of approximately £320 per annum. Under Section 21 and Sections 31/32 of The Estate Agency Act 1979, we are obliged to inform you that the seller of this property is an employee of a Cooper Adams.



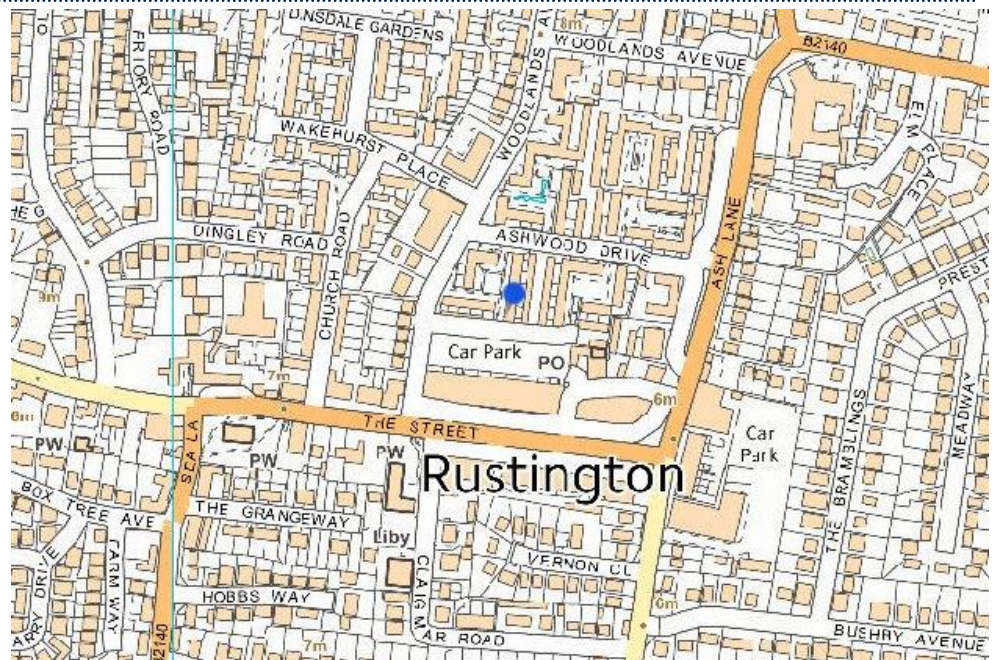
Approx. Gross Internal Floor Area 1048 sq. ft / 97.38 sq. m

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This property was brought to market by Peter Batts



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