



**Price**  
**£395,000**

**Freehold**

2x  1x  2x 

**Worthing Road,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented home offering light & spacious rooms
- Useful dressing area to main bedroom
- Conservatory to rear
- Walking distance to Rustington Village & local amenities
- Close to train station
- Ample parking to rear

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 16'6 maximum x 13'2 (5.03m x 4.02m)

Kitchen: 11'1 x 9'7 (3.38m x 2.92m)

Store Room: 10'5 x 7'9 (3.18m x 2.36m)

Conservatory Area: 8'2 x 7'9 (2.49m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 9'8 (3.41m x 2.95m)

Dressing Area: 6'7 x 5'5 (2.01m x 1.65m)

Bedroom 2: 11'3 x 10'0 up to fitted wardrobes (3.43m x 3.05m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

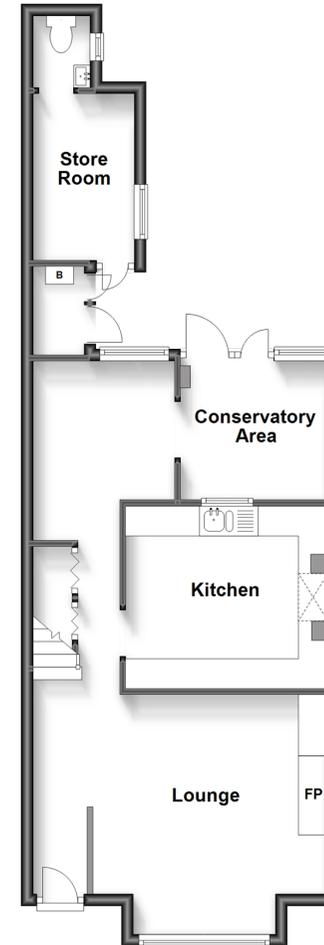
Parking to Rear

**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

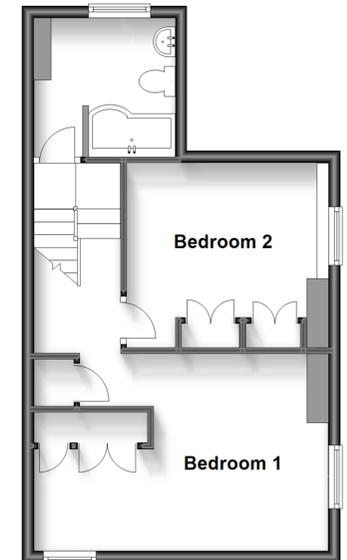
### Ground Floor

Approx. 54.0 sq. metres (581.8 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



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