

**OVER 60?**

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



**Price**

**£595,000**

**Freehold**

2x  2x  2x 

Vernon Close, Rustington, West Sussex,

BN16

**cubitt & west**  
Helping you move forwards



## Main features

- Light and spacious home on generous corner plot
- Wrap around gardens to three sides
- Planning permission for rear extension
- Extended garage/workshop
- Fantastic village location
- Walking distance to seafront

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 10'5 x 8'7 (3.18m x 2.62m)

Kitchen: 10'1 x 9'3 (3.08m x 2.82m)

Sun Room: 16'2 x 7'7 (4.93m x 2.31m)

Utility Room: 10'1 x 7'0 (3.08m x 2.14m)

Bedroom 1: 12'4 x 11'1 (3.76m x 3.38m)

En-suite Shower Room

Dressing Area: 16'2 x 7'7 (4.93m x 2.31m)

Bedroom 2: 14'9 x 11'9 (4.50m x 3.58m)

Conservatory

Bathroom

### OUTSIDE

Front Garden

Side Garden

Rear Garden

Large Garage/Workshop

Driveway

**Call Rustington - 01903 775576 ■ 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. 95.7 sq. metres (1030.0 sq. feet)



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