



Price
£500,000

Freehold

2x  2x  1x 

**Manor Road, Rustington,
West Sussex, BN16**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Lovely property situated on generous corner plot**
- **Quiet cul de sac in heart of Rustington Village**
- **Walking distance to seafront**
- **Larger than average rear garden**
- **Sought after location close to shops, restaurants & amenities**

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/Diner: 20'7 x 12'5 (6.28m x 3.79m)

Conservatory: 18'6 x 9'6 (5.64m x 2.90m)

Kitchen: 9'8 x 8'2 (2.95m x 2.49m)

Bedroom 1: 11'2 up to fitted wardrobes x 10'1 (3.41m x 3.08m)

En-suite Shower Room

Bedroom 2: 10'5 up to fitted wardrobes x 8'9 (3.18m x 2.67m)

Family Bathroom

OUTSIDE

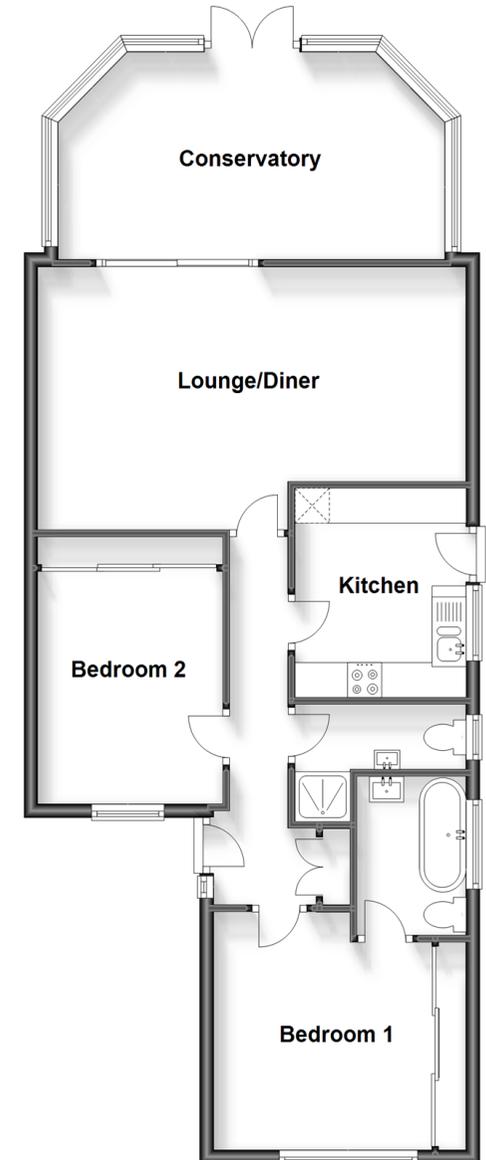
Front Garden

Rear Garden

Garage

Driveway

Ground Floor
Approx. 83.1 sq. metres (894.5 sq. feet)



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.



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