



41 Church Road

Rustington, Littlehampton, BN16 3NN

Guide price £300,000

Freehold Council Tax Band C



James & James Estate Agents are delighted to bring to the market this well presented family home situated in the heart of Rustington village.

In brief the accommodation comprises entrance porch, entrance hall, ground floor cloakroom, modern fitted kitchen, lounge/diner, UPVC double glazed conservatory, three first floor bedrooms, modern fitted family bathroom, West facing rear garden, garage in compound with personal door to garden.

Other benefits include gas central heating, double glazing, and presented in good order throughout.

Located in Church Road, local shops can be found nearby in The Street, and the nearest mainline railway station is Angmering-on-Sea giving fantastic links to all major towns and cities.

UPVC double glazed entrance porch

Entrance hall

Ground floor cloakroom

Modern fitted kitchen  
12'12 x 8'6 narrowing to 5'5  
(3.66m x 2.59m narrowing to 1.65m)

Lounge/diner  
14'9 x 13'9 (4.50m x 4.19m)

UPVC double glazed conservatory  
12'3 x 7'7 (3.73m x 2.31m)

First floor landing

Bedroom two  
10'3 x 8'5 (3.12m x 2.57m)







Bedroom one  
14'2 x 8'4 (4.32m x 2.54m)

Bedroom three  
9'5 x 6'2 (2.87m x 1.88m )

Modern fitted shower room  
6'4 x 6'1 (1.93m x 1.85m)

West facing rear garden

Garage in compound



Floor Plan



Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

