



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958655

e: salesenquiries@jamesandjamesea.co.uk

50B | Ferring Street | Worthing | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



56 Worthing Road

Rustington, Littlehampton, BN16 3LD

Guide price £350,000

Freehold Council Tax Band C



A three bedroom end of terrace family home offering an exceptional opportunity for buyers seeking a property with significant scope to improve, extend, and truly make their own. Requiring modernisation throughout, this home presents the perfect canvas for a full refurbishment project, with the potential to substantially increase both living space and overall value. CHAIN FREE.

The accommodation currently comprises an entrance porch leading into a spacious south-facing lounge, filled with natural light and offering a comfortable main living area.

To the rear, there is a kitchen/diner providing ample space for redesign into a modern open-plan family hub, alongside a ground floor bathroom.

An internal hall gives access to a double garage and an additional utility or storage room, both of which offer further potential for conversion into habitable living space, subject to the necessary consents.

On the first floor, there are three well-proportioned bedrooms, all offering generous dimensions and flexibility for reconfiguration if desired. The layout lends itself well to alteration, allowing buyers to adapt the space to suit contemporary family living.

Externally, the property truly stands out, occupying a substantial plot with a rear garden extending in excess of 100ft. This impressive outdoor space not only provides excellent scope for landscaping but also presents clear potential for significant rear and side extensions, subject to the usual planning permissions.

The end of terrace position further enhances the possibilities, allowing for a wider footprint and greater design flexibility than many similar homes.

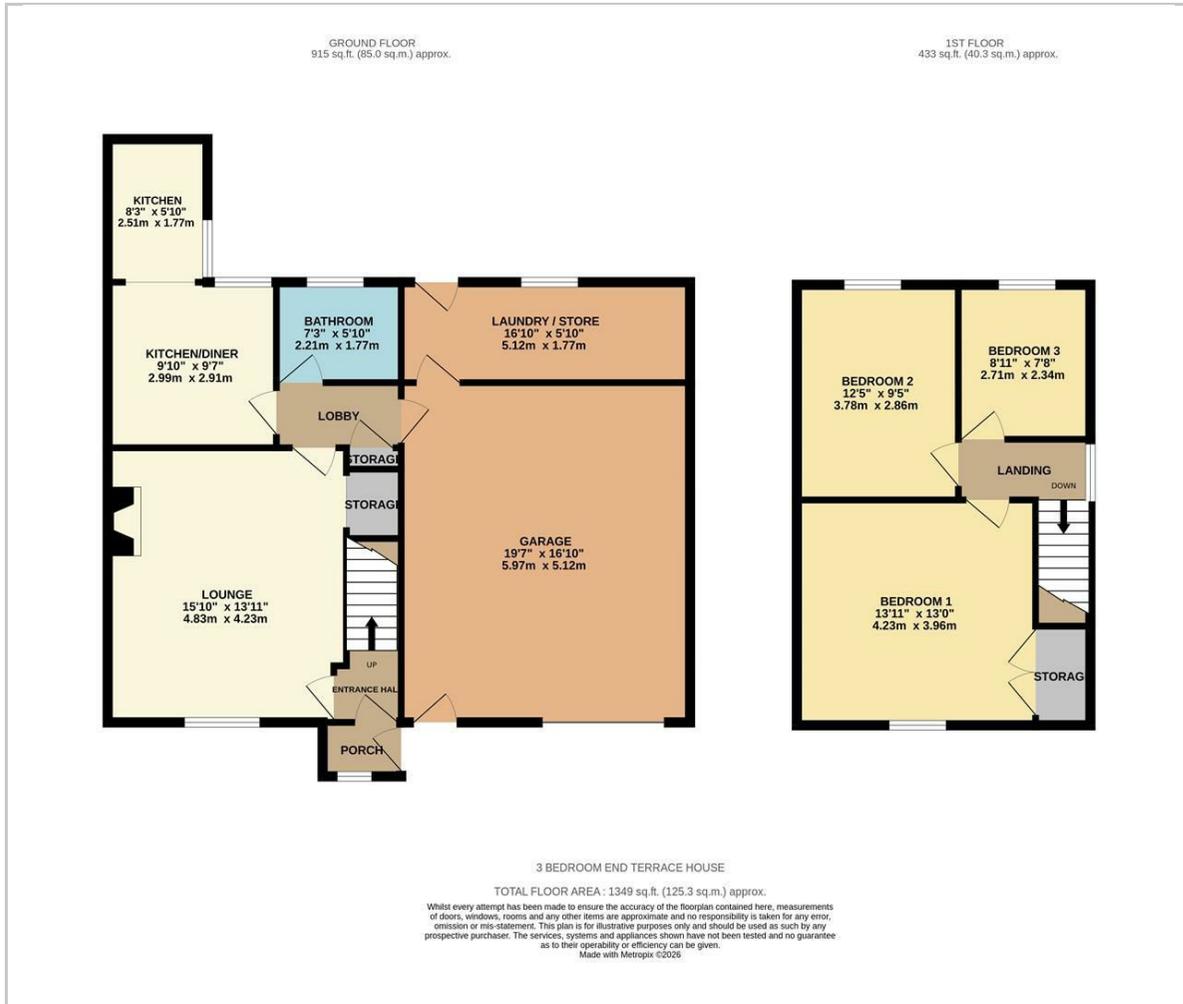
With its combination of internal space, large plot, and highly adaptable layout, this property offers a rare chance to undertake a comprehensive renovation and extension project, creating a bespoke family home tailored to individual needs.





- Entrance Porch
- Hall
- Lounge
- Kitchen
- Dining Area
- Bathroom
- Double Garage
- Utility/Storage Room
- First Floor Landing
- Bedroom
- Bedroom
- Bedroom
- Bathroom

Floor Plan



Viewing

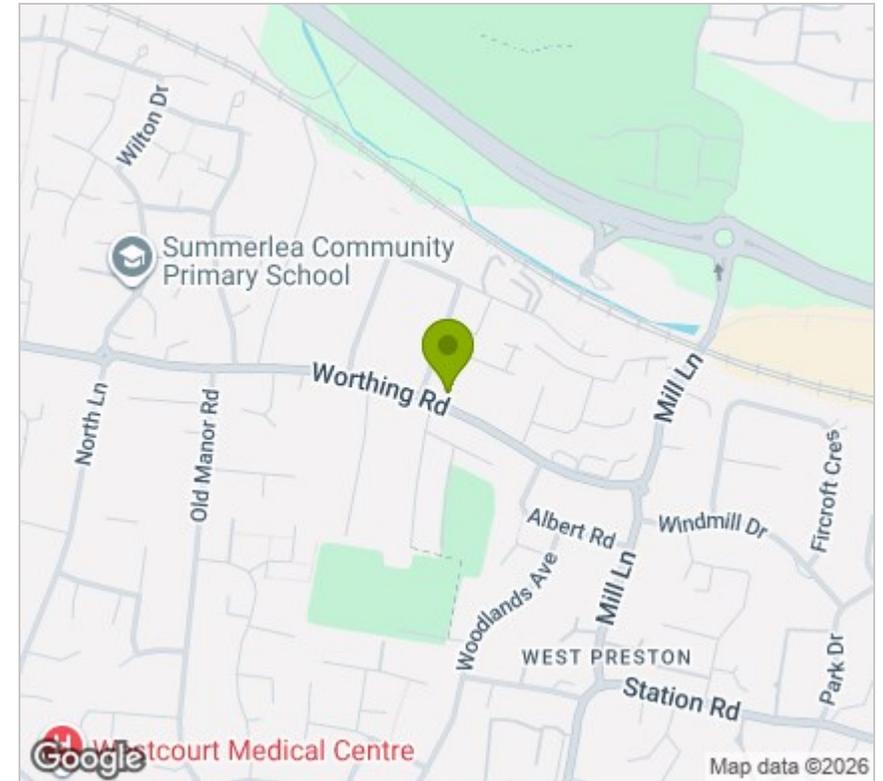
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

