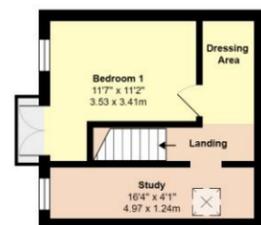


# 'Woodlands' Stonefields, Rustington BN163BY

Guide Price £700,000 Freehold



Ground Floor

First Floor

Total Area: 1629 ft<sup>2</sup> ... 151.3 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jm 2023



Detached Chalet | Five Double Bedrooms | Private Village Location | Ground Floor Extension | Ample Off-Road Parking | Perfect Family Home | West Facing Garden | Kitchen Family Room | Solar Panels | Chain Free | Energy Rating B

'Woodlands' is the perfect family home that offers extremely flexible accommodation, ideally suited to a large family, or a family that wants to provide accommodation to an elderly relative. The property is built circa 1930s and since that time has been subject to many changes to the original layout, mainly a loft conversion along with a substantial extension creating an ever-popular kitchen family room.

Benefits include, separate living room, utility room, study, dining hall, bedroom one with dressing area and a Family room with French doors to the garden.

There is a low maintenance, landscaped west facing garden which is mainly laid to lawn, one large Millboard composite decked area and another porcelain tiled patio area and a substantial shed. Ample off-road parking.

Council Tax Band - E  
Energy Efficiency Rating - B

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

## 'Woodlands' Stonefields, Rustington

Guide Price £700,000 Freehold



The appealing setting of this property cannot be overstated, being within only a few hundred metres of Rustington's comprehensive village centre offering a vast array of shops, cafes and restaurants.

Many other useful local amenities including doctor, dentist and veterinary surgeries; the library; as well as several bus routes, are all located within a 0.75-mile radius.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found in approximately 1.75 miles and provides a regular service to London Victoria via Gatwick.



☞ *Located In A Quiet Private Road Within A Few Hundred Yards Of The Village.* ☛