



108 Guildford Road, Rustington. BN16 3JB

This three-bedroom home comes to the market for the first time in over 15 years. Incoming purchasers may wish to stamp their own interior flair, but the accommodation will suit a small and growing family.

£380 k



108 Guildford Road, Rustington,
West Sussex. BN16 3JB

Located within a well-established residential area, you are well served locally for local shops, schools and transportation. Plus, the advantage of the seafront being a little over one mile away for coastal walks.

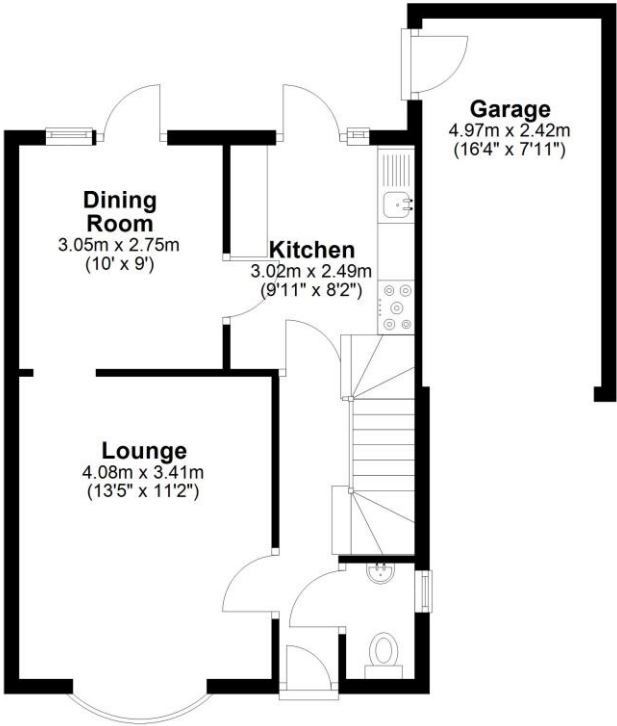
The accommodation is well proportioned over two floors. Upon entering the home through the double-glazed front door, there is a line of sight through the home leading your gaze to the rear garden. On your left you will find the lounge. This has a bow window overlooking the front.

From the lounge is an open doorway leading to the dining room. This room has a French door to the rear garden. Some purchasers may consider the option of removing the wall to create a lounge/diner. Equally, as is very popular nowadays, knock through to the adjacent kitchen to create an open plan arrangement across the back of the house, overlooking the rear garden. Completing the ground floor, is a useful cloakroom w.c.

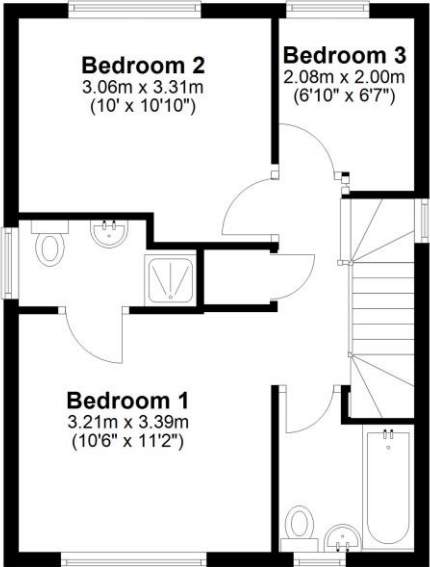
The master bedroom has the advantage of an en-suite shower and w.c. No queuing with the family in the morning for shower time. There are a further two bedrooms and a family bathroom.

Outside there is a west facing rear garden, a driveway for one car leading to the garage. There is no onward chain, being sold with vacant possession.

Ground Floor
Approx. 51.1 sq. metres (550.3 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layout indicative only.



Photo by [Andy Goldsby](#) on [Unsplash](#)



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Foresters Hall, Newland Road, Worthing. BN11 1LB
01903 33 99 08

hello@the-drawing-board.co.uk

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Registration Number: 12239551 Registered Office: Amelia House, Crescent Road, Worthing. BN11 1RL