



The Street, Rustington

Littlehampton

Guide Price **£450,000**



The Street

Rustington, Littlehampton

Charming Grade II Listed 1600s cottage in a sought-after Sussex village. Features beamed ceilings, period-style windows, cosy lounge with fireplace, snug TV room, 2 bedrooms, modern shower room, rear courtyard garden, private driveway. No chain, central location near shops. Viewing available.

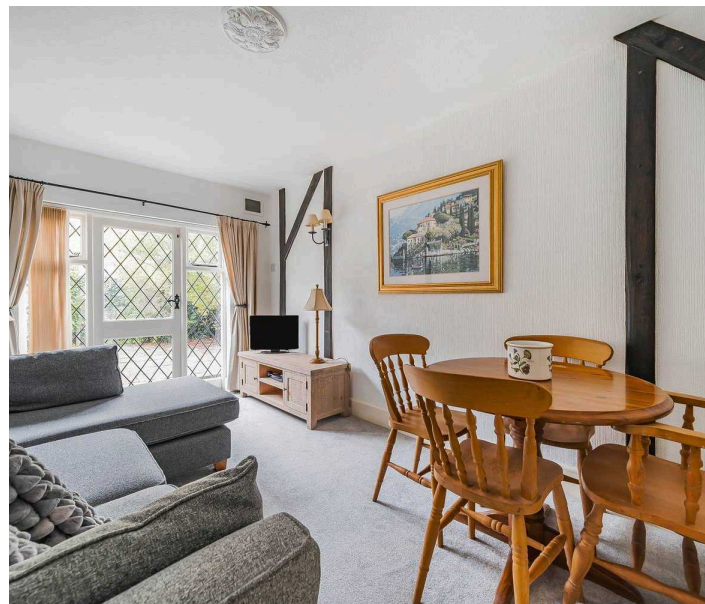
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Period 1600's Character Grade II "Chocolate Box Cottage"
- Shower Room with Separate Cloakroom
- Snug / TV Room – Upstairs Two Bedrooms
- Exposed Beamed Ceilings & Period Style Leaded Lights
- Cottage Lounge with Fireplace
- Rear Courtyard Terraced Garden – Easy to Maintain
- Driveway with Off Street Parking
- Attractive Sussex Flint Faced Elevations
- Heart of Sought After Village – Step to Shops
- No Chain Complications – Smooth Sale



Charming 1600s Grade II Listed Cottage

Location, Location, Location - this Grade II listed chocolate box cottage from the 1600s, set in the heart of this Sussex sought-after village, just a stonies through away from the sea. Features include exposed beamed ceilings, period-style leaded lights, and a cosy lounge with a working fireplace. A snug TV room and two upstairs bedrooms offer comfort and functionality, while a modern shower room and separate cloakroom add convenience.

The easy-to-maintain private courtyard garden and driveway with off-street parking enhance the appeal. Attractive Sussex flint-faced elevations and a central village location just steps from shops & sea, this property oozes charm. Available with no chain complications for a smooth purchase.

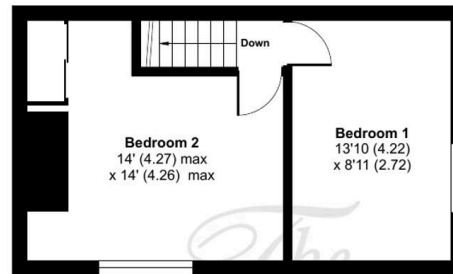
The Street, Rustington, Littlehampton, BN16

Approximate Area = 919 sq ft / 85.3 sq m

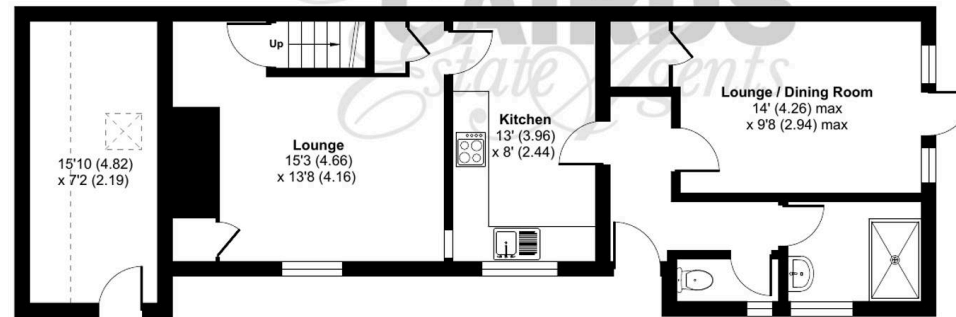
Outbuilding = 114 sq ft / 10.5 sq m

Total = 1033 sq ft / 95.8 sq m

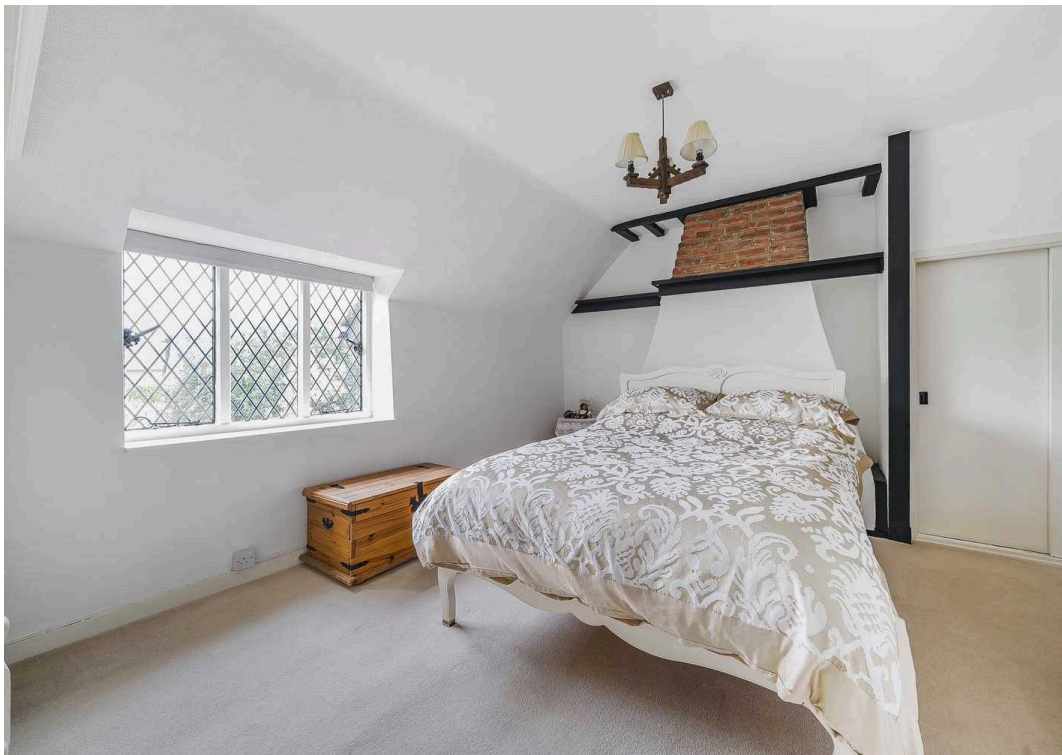
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Private
Courtyard
Garden



Cairds The Estate Agents

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