



58 Sheep Fold Avenue, Rustington – BN16 3SQ

£325,000 Freehold

Ground floor underfloor heating throughout • Three well-proportioned bedrooms • Modern kitchen with dining space • Private driveway plus additional allocated parking • Low-maintenance rear garden



Positioned within a popular residential setting in Rustington, this beautifully presented three-bedroom home offers a superb balance of modern living, practical space, and a private, low-maintenance lifestyle – all within easy reach of local shops, transport links, and the seafront.

To the front, the property immediately presents well, with a recently installed driveway framed by a raised flower bed, creating a smart and welcoming approach. In addition, there is a further allocated parking space, providing flexibility for multiple vehicles. Stepping inside, the home benefits from underfloor heating throughout the ground floor, setting the tone for the comfort and finish found throughout. The entrance hall leads through to a bright and inviting living room, styled in neutral tones with a feature wall and fireplace, creating a cosy yet contemporary space to unwind.

The kitchen sits at the heart of the home and has been thoughtfully designed with both style and practicality in mind. Fitted with crisp white units, complemented by black granite-style worktops and striking red tiled splashbacks, it offers a modern and vibrant feel. There is space for freestanding appliances including a washing machine, dryer and fridge/freezer, alongside an integrated oven and gas hob and integrated dishwasher. With room for a dining table, this space naturally lends itself to both everyday living and entertaining.





To the first floor, a well-proportioned landing with built-in storage leads to three bedrooms and the family bathroom. The principal bedroom is a generous double, filled with natural light, while the second bedroom, positioned to the rear, is another comfortable double. The third bedroom is a well-sized single, offering flexibility as a nursery, guest room or home office depending on your needs. The accommodation is completed by a modern family bathroom.

Outside, the rear garden has been designed with ease of maintenance in mind, creating a private space ideal for relaxing or outdoor dining during the warmer months.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Bedroom 1

14' 2" x 8' 4" (4.32m x 2.54m)

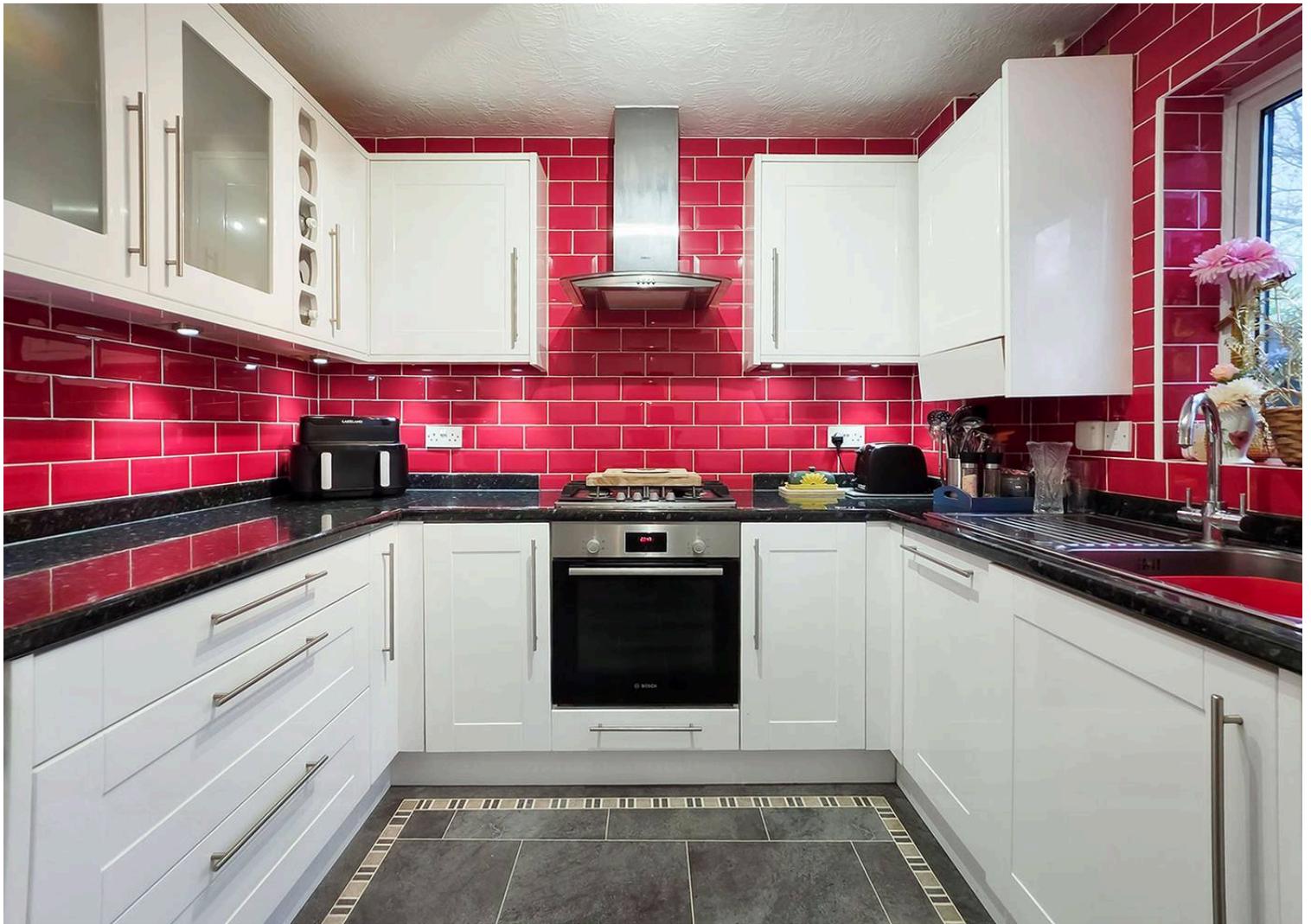
Bedroom 2

10' 3" x 8' 4" (3.13m x 2.53m)

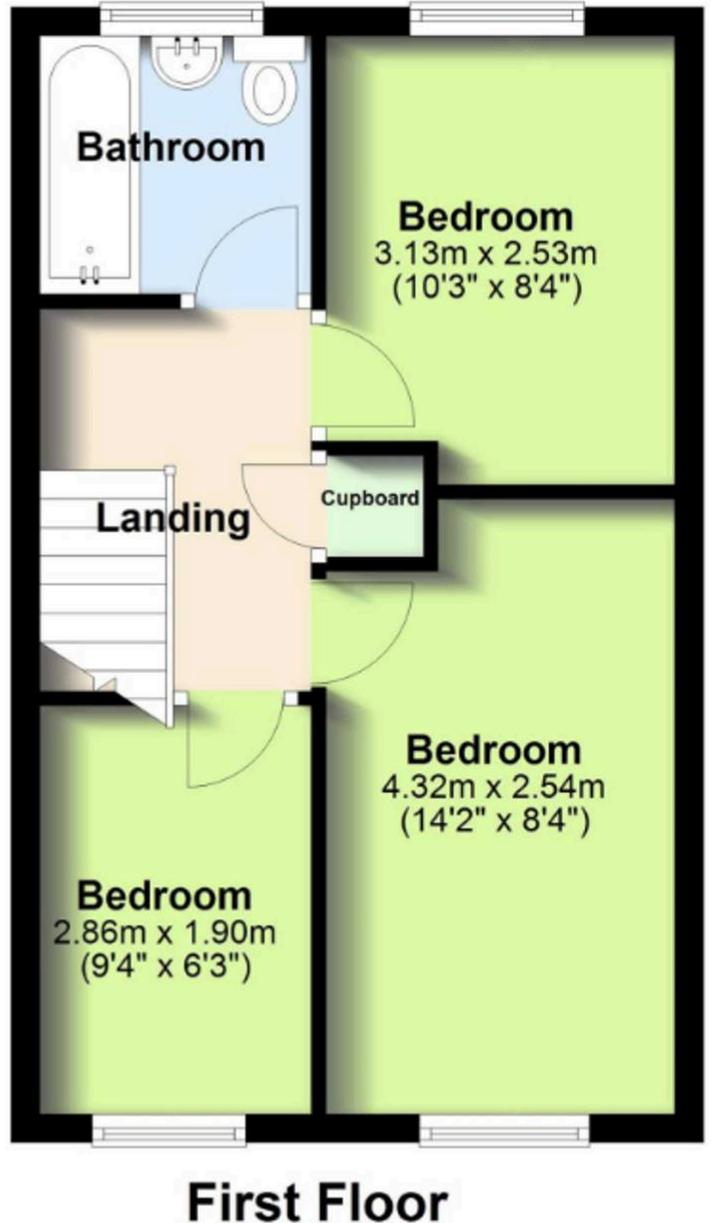
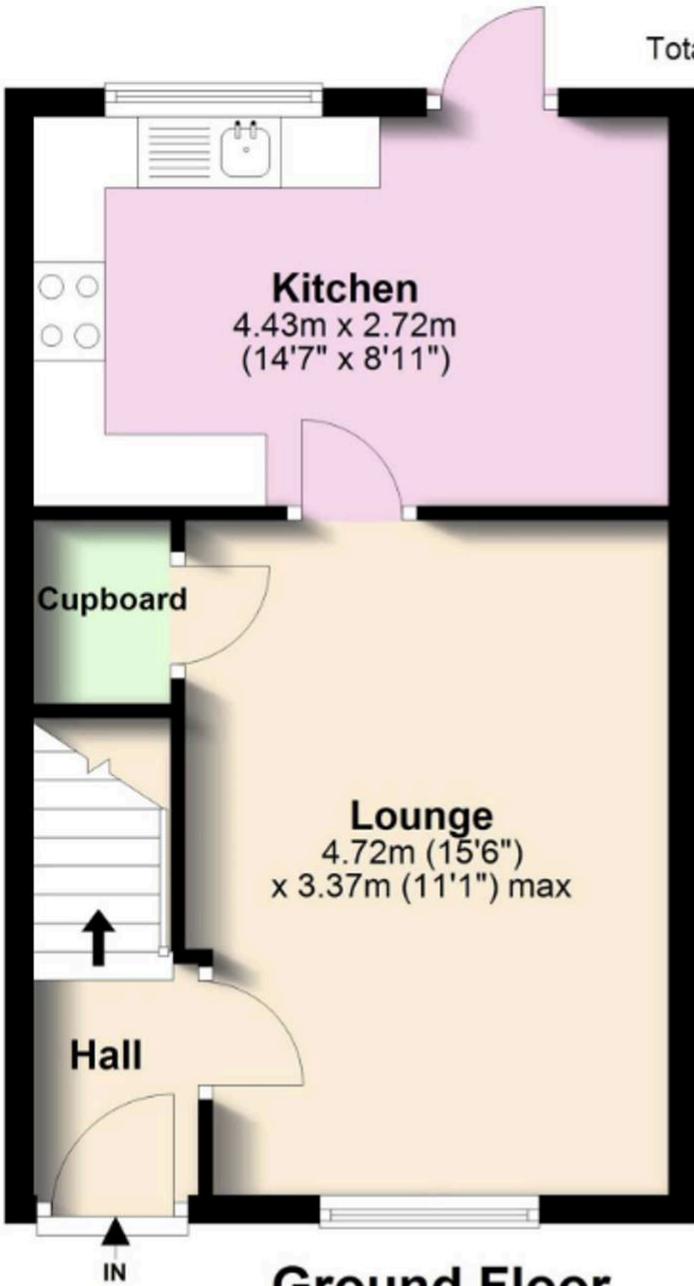
Bedroom 3

9' 5" x 6' 3" (2.86m x 1.90m)





Total area: approx. 66.8 sq. metres (719.2 sq. feet)



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

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