



## Dinsdale Fields, 16 New Road, Rustington, Littlehampton, BN16 3RQ

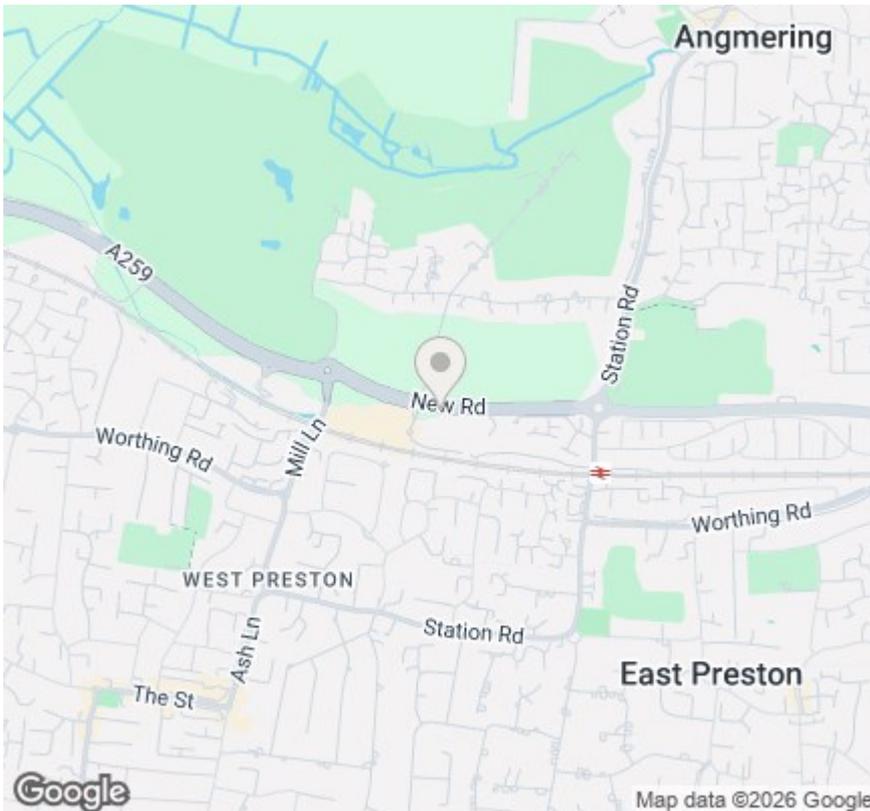
£130,000

- FREEHOLD Residential Plot
- Parking Space Within Plot
- Offers Space & Scope To Site New Unit
- Close To Shops
- Chain Free
- Currently Housing 32x10 Unit (Needing Modernisation/Replacement)
- Popular Rustington Location
- Tucked Away Position
- Close To Angmering Train Station

## Description

Nestled in the charming area of Rustington this freehold residential plot offers an opportunity to site a new unit within the plot.

Rustington is known for its picturesque surroundings and close-knit community, offering a variety of leisure activities and beautiful coastal walks nearby. This house is not just a place to live; it is a gateway to a lifestyle filled with charm and convenience.



LOUNGE/KITCHEN  
17'11x9'9

BEDROOM 1  
9'9x9'2

BEDROOM 2  
7'3x5'7

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.