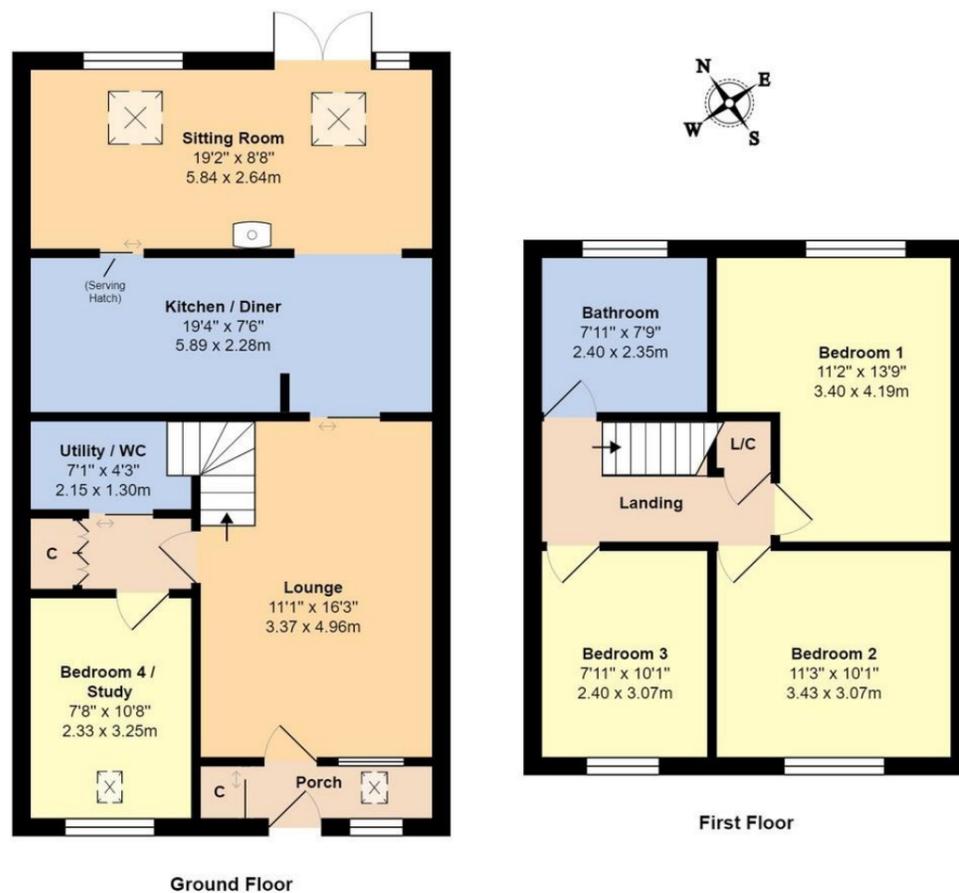


14 Chanctonbury Road, Rustington
BN16 2LH
£450,000 (Freehold)



Total Area: 1167 ft² ... 108.4 m²

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 Jtm 2022

Council Tax Band: C
Energy Efficiency Rating: C

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.



Rustington Office
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It is our great pleasure to present this outstanding staggered mid-terraced house to the market, pleasantly situated along a highly desirable road within close proximity to the seafront.

This impressive home has been the subject of much improvement by the current owners and is most notably complimented by extension work to the front and rear, the latter of which provides a wonderful sitting room area with electrically operated sky light windows and a feature log burning stove.

The remainder of the internal accommodation comprises; three/four bedrooms; an open-plan lounge; stylish fitted kitchen, with under floor heating; study/ground floor bedroom four; a spacious 4-piece bathroom, which also boasts under floor heating; and a utility room/WC; study/ground floor bedroom four; a spacious 4-piece bathroom; and a utility room/WC.

Outside, the rear garden incorporates two timber sheds and can be approached from the rear via a secure gate. To the front there is OFF ROAD PARKING for two vehicles.

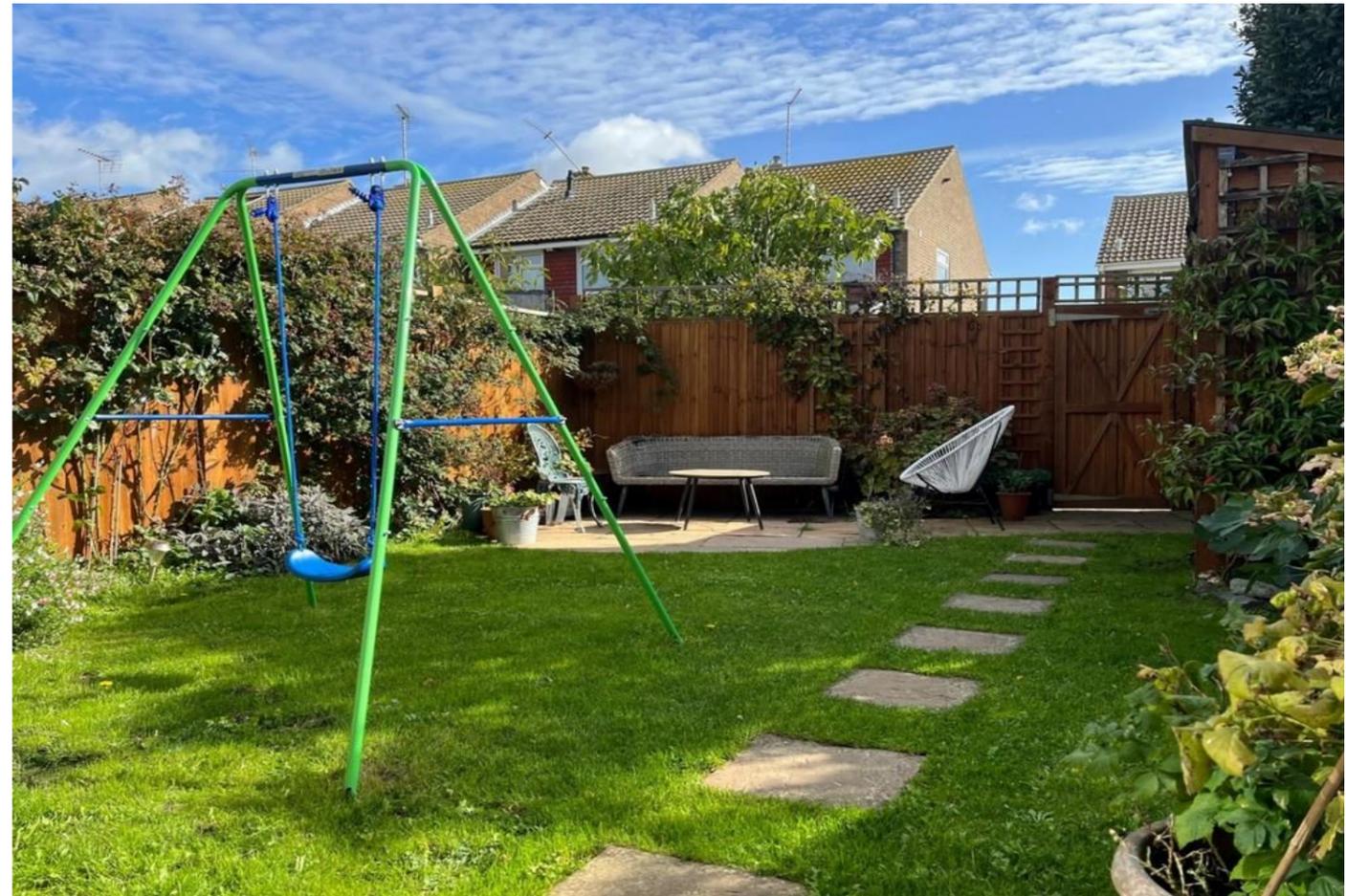
Additional benefits include gas central heating via a combination boiler system; under floor heating in the kitchen, bathroom, utility and porch; PVCu double glazing; wood effect floor coverings; and an attractive front porch.

14 Chanctonbury Road, Rustington, Littlehampton, BN16 2LH
£450,000 (Freehold)



The delightful situation of the house cannot be overstated, being approximately 300 metres from Rustington's picturesque seafront and approximately 0.5 mile from the village centre, with its comprehensive shopping parade and numerous local amenities. Furthermore, three highly regarded primary schools can be found in an approximate 1 mile radius, and a useful local bus service operates along nearby Sea Lane.

Rustington is centrally positioned on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The village centre is located just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Additionally, two mainline railway stations located in Angmering and Littlehampton can be found within an equivalent distance of approximately 2 miles, both of which provide a regular service to London Victoria via Gatwick.



☁ *...a wonderful sitting room area with electrically operated sky light windows and a feature log burning stove.*

