



'Friars', 83 The Street  
Rustington,  
West Sussex, BN16 3NL

**Glyn-Jones**  
& COMPANY





# 'Friars', 83 The Street

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West Sussex, BN16 3NL

A rare opportunity to acquire a charming flint house, with adjacent detached cottage providing additional accommodation for a relative, a home work space or an income through holiday lets.

Friars is a Grade II listed attached property displaying the distinctive characteristics of a period flint house; with features including, stone and brick fireplaces, original sash windows, wood block flooring and a delightful south facing garden retained by flint walling.

The main house comprises; two good size reception rooms, a large kitchen, conservatory and WC on the ground floor and three double bedrooms and large well-appointed bathroom on the first.

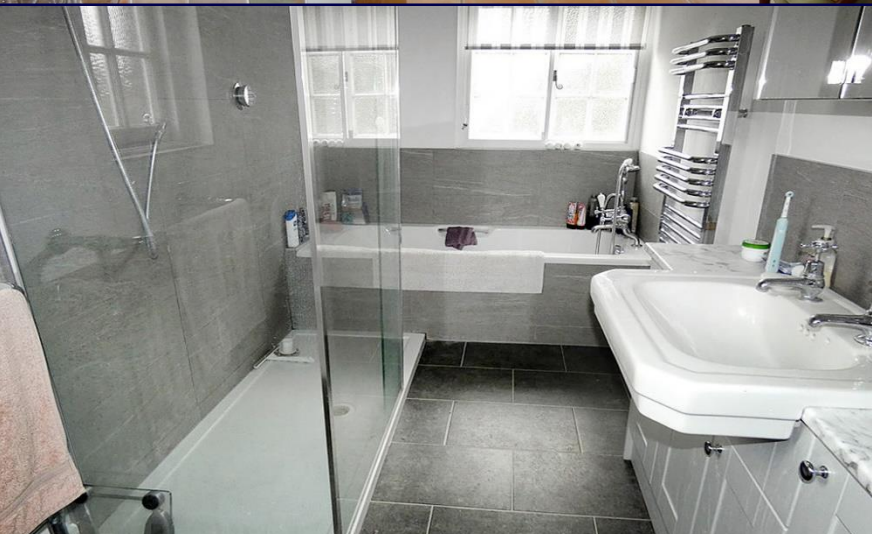
The Cottage is a two storey detached annex, with a large open plan reception room with fitted kitchen on the ground floor and a double bedroom and bathroom upstairs.

Friars is located in the centre of what would have been the old village, within just a stone's throw of the Rustington's comprehensive shops. Most amenities are close to hand, including library, churches and medical centre. The village offers comprehensive shopping, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. Angmering mainline railway station (approx. 1.5 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

*Guide Price: £800,000*







## Accommodation

### Entrance Hall

Stairs to first floor, under stair storage cupboard, wrought iron gate to storage recess, woodblock flooring.

### Ground Floor Cloakroom

Low-level WC wash hand basin, radiator.

### Sitting Room (South Aspect)

Casement windows overlooking rear garden, door to garden, feature stone fireplace with inset log burner, tiled and brick hearth, wood block flooring, radiator.

### Dining Room

Attractive briquette fireplace, arched display cabinet and storage cupboard to either side of chimney breast, radiator wood block flooring.

### Fitted Kitchen

Fitted out in Cream shaker style units, with solid wood block work tops, extensive range of built in base and wall units including full height glass front display cabinets, integral fridge freezer, space and plumbing for washing machine, part tiled walls, tiled floor, insert spot lighting, radiator, door to side and opening to;

### Conservatory (South aspect)

Overlooking rear garden, of timber construction with pitched roof and double-glazed units, tiled floor, radiator, double doors to patio and garden.

### First Floor landing

Feature long arched window to front, radiator.

### Bedroom 1 (South Aspect)

Feature sash window overlooking rear garden, recessed wardrobe, radiator.

### Bedroom 2

Recessed wardrobes, three sash windows with secondary double glazing, two radiators.

### Bedroom 3 (South aspect)

Access to loft space, radiator.

### Bathroom

Refitted white suite, comprising; panel bath with Victorian style taps and shower attachment, walk in double shower cubicle, vanity unit with inset wash hand basin with cupboards under and marble top, low level WC, inset spot lighting, tiled floor, heated chrome towel rail.

## The Cottage - Independent Annex

Entrance via side access or to the front;

### Spacious Open Plan Living Room

#### Lounge Area

Full room height double-glazed panel windows to front, with single door to patio area, open plan turn staircase to first floor, wooden flooring, radiator.

#### Kitchen Area

Well fitted with cream shaker style units, and wood effect laminate work tops, fitted electric oven and four ring gas hob and extractor hood, space and plumbing for washing machine, part tiled walls.

### First Floor Landing

Velux style roof window.

### Double Bedroom

With sloped ceiling, two windows, radiator.

### Bathroom

White suite comprising; panel bath with mixer tap and shower attachment, wash hand basin, low level WC, cupboard housing Worcester gas fired boiler.

## Outside

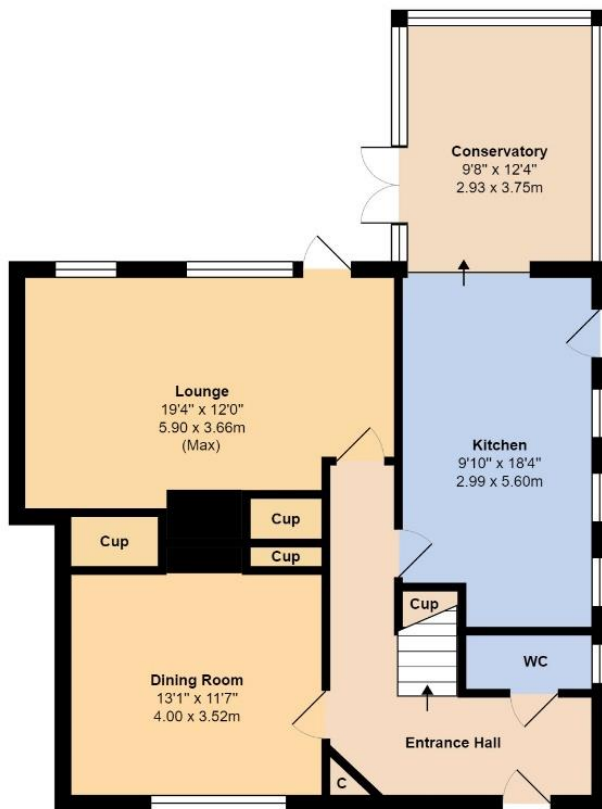
### Gardens

Delightful south facing garden measuring approx. 66' in depth by 52 width, mainly laid to lawn, all enclosed by tall brick and flint garden wall. Patio area, area of raised decking and fishpond. Pathway leading to gate providing access to;

'Secret Garden', a private and enclosed area measuring 34' x17', ideal vegetable patch, or would lend itself well to an area for swimming pool, with large timber storage shed.

### Front Garden

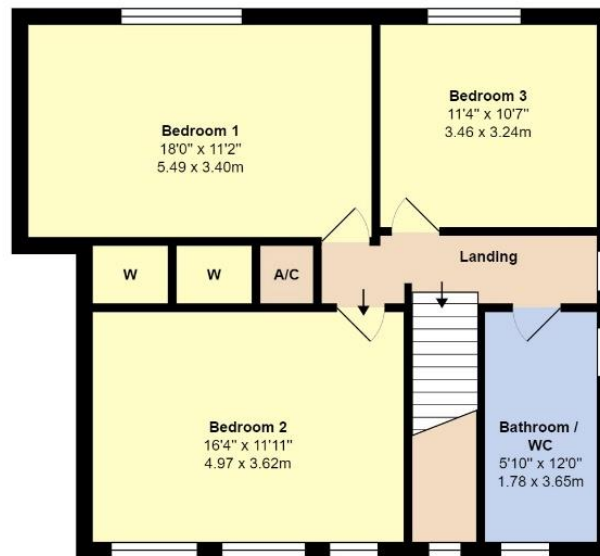
The house is well set back from the road, with an extensive driveway at the front providing ample off road parking for several vehicles. Raised bed with stone chippings and various bushes and shrubs.



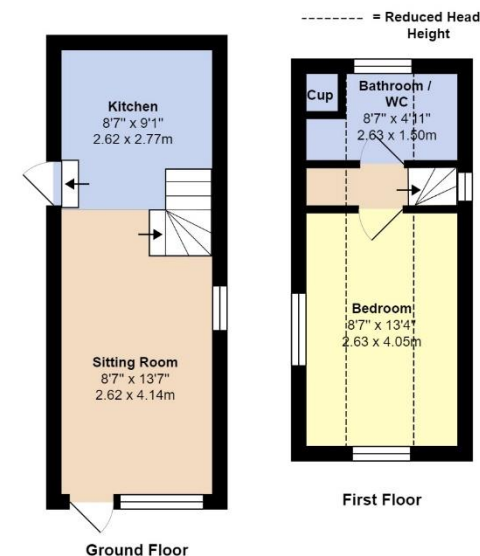
Ground Floor

Total Area: 1651 ft<sup>2</sup> ... 153.4 m<sup>2</sup>

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.  
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First Floor



Total Area: 402 ft<sup>2</sup> ... 37.3 m<sup>2</sup>

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Council Tax - Main House - Band E  
Annex - Band A

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.

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