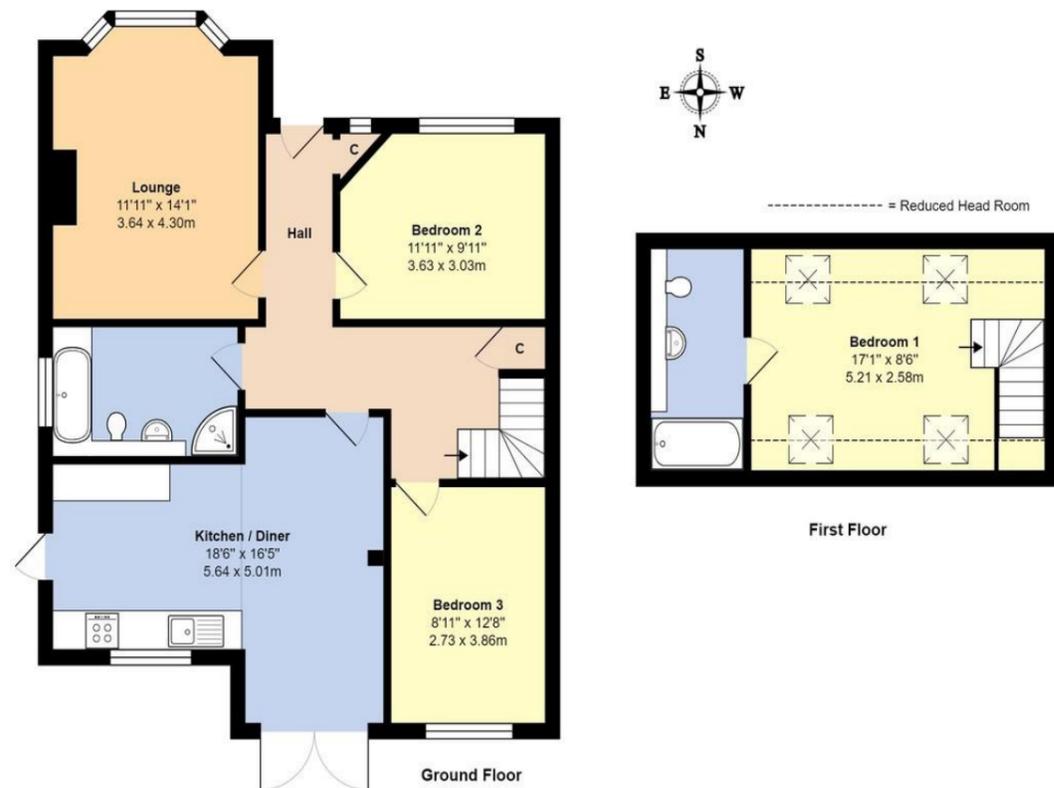


**36 Angmering Way, Rustington,
BN16 3RA**
£425,000



Total Area: 1194 ft² ... 111.0 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.



We are delighted to offer for sale this older style semi-detached chalet bungalow having been the subject of much improvement by the current owners.

In our opinion, the property is offered for sale in superb condition throughout and offers spacious and well-planned accommodation comprising; entrance hall, lounge with attractive bay window, two ground floor bedrooms, family bathroom fitted with white suite, and a kitchen/dining room fitted with range of modern units and integrated appliances overlooking the rear garden. A staircase leads from the hallway to the main bedroom suite with 'Velux' windows, feature exposed brick wall and en-suite bathroom/WC.

The enclosed rear garden is of a good size and mostly laid to lawn with timber shed and paved seating area. The front garden is enclosed by picket style fencing, a private gravelled drive provides off road parking.

Additional features include, gas central heating, double glazing and stripped wood flooring.

Tenure: Freehold
Council Tax Band: C
Energy Efficiency Rating: D

Glyn-Jones

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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.

36 Angmering Way, Rustington, Littlehampton, BN16 3RA
£425,000



The convenient position of the property is an important benefit; being located along a 'no through' road within easy reach of both Angmering mainline railway station and the A259. Furthermore, The Angmering School; Rustington Retail Park; Station Parade shops; and the 700 bus route can all be found within a 0.25 mile radius. Notably, the picturesque seafront with its delightful greensward is situated with approximately 1.25 miles distance.

Additionally, Rustington's comprehensive village centre is situated within approximately 1.5 miles of the property and offers a vast range of shops, restaurants and numerous other useful amenities.



...kitchen/dining room fitted with range of modern units and integrated appliances...

