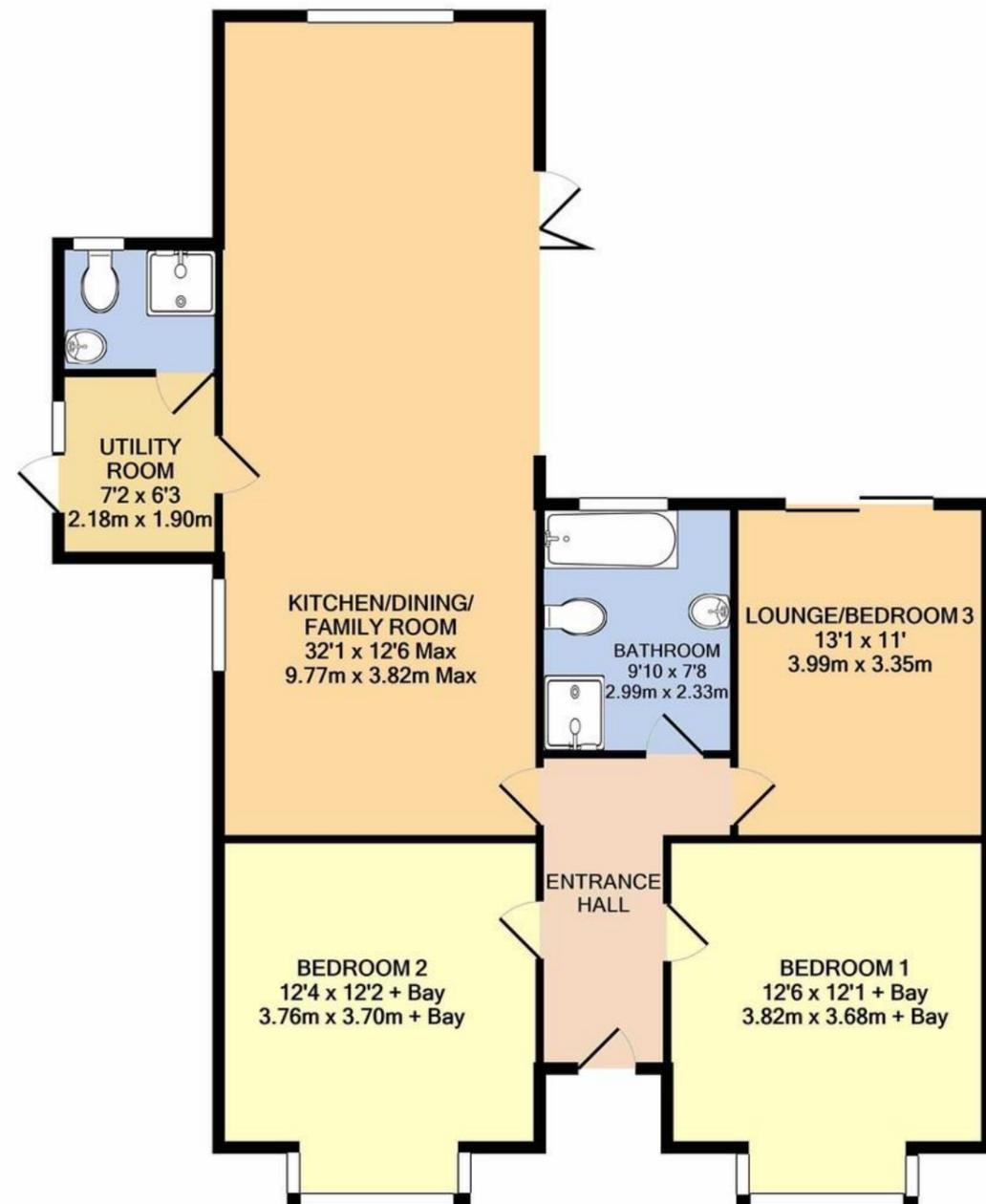


North Lane, Rustington,
BN16 3PP

OFFERS IN EXCESS OF £550,000



We are delighted to offer for sale this attractive double fronted detached bungalow, benefitting from a superb west facing rear garden.

The property has undergone considerable refurbishment and extension by the current vendors, with the potential to extend the accommodation further (stp) and now offers bright, spacious and versatile accommodation featuring; a welcoming entrance hall with Kardean wood effect flooring, two double bedrooms both with feature bay windows and built-in wardrobes, a further reception room/third bedroom located at the rear with double doors offering access to the garden. The hub of the home is undoubtedly the superb kitchen/dining living room, a bright double aspect room with bi-fold doors leading to the garden and incorporating a kitchen refitted with a range of modern high gloss units, wood block work surface and a range of integrated appliances. In addition, there is a refitted family bathroom benefitting from both a bath and shower cubicle and a further shower room/w.c accessed from the utility room.

The property is set back from the road and benefits from a large in and out driveway which enables off road parking for several cars and leads to a detached garage (we understand planning permission was granted for a new garage to be built which has recently lapsed).

Council Tax Band - D
Energy Efficiency Rating - E

Rustington Office
01903 770095
www.glyn-jones.com



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.

North Lane, Rustington, BN16 3PP

O.I.E.O £550,000



The rear garden benefits from a favoured westerly aspect and is undoubtedly a fine feature extending to some 100ft in length and being enclosed by high walling and hedging which offers a good deal of privacy. The garden is mostly laid to lawn with a variety of mature shrubs and trees, including several fruit trees and encompasses several storage sheds, a summerhouse and greenhouse.

The property is situated on a popular road just west of Rustington village with its extensive range of shops, cafés and restaurants. Rustington seafront and greensward can be found within approximately 2 miles. In addition the popular North Lane and Summerlea schools are both within a few hundred yards.

Rustington is centrally situated on the West Sussex Coast almost midway between the cathedral city of Chichester and Brighton. The village is located on the A259 providing good links to the neighbouring towns of Littlehampton, Bognor Regis and Worthing. Angmering Mainline railway station can also be found within approximately 2 miles.



 *Feature west facing garden*

