



Council Tax Band – E

Energy Efficiency Rating TBC.

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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

North Lane, Rustington

£625,000

Glyn-Jones



We are delighted to offer for sale this recently extended and refurbished character detached house situated on a large plot in this favoured location.

Benefitting from well planned accommodation, featuring on the ground floor a superb kitchen/dining/family room which offers access onto the rear garden. The kitchen is fitted with a range of shaker style units with wood effect work surfaces, a range of integrated appliances, breakfast bar, feature lighting and wood effect laminate flooring. A double aspect lounge with feature fireplace, utility room and a ground floor cloakroom.

Upstairs the main bedroom benefits from an en-suite shower room, there are two further double bedrooms both with built in wardrobes and a sizeable family bathroom fitted with a contemporary style suite.

The property is set back from the road with a private driveway providing parking for several cars. A five bar gate gives access to the rear garden which is undoubtedly a fine feature, with a paved patio area leading to a large area of lawn with mature shrubs and trees. In addition there is a summer house and shed both with light and power a garden pond.

We would highly recommend a viewing of this superb home to fully appreciate the size and space this property has to offer.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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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.



A recently refurbished and extended detached house featuring a superb kitchen/dining family space overlooking the rear garden