



First Floor

Ground Floor

Total Area: 1390 ft² ... 129.1 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 2023

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

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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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**2 Chanctonbury Close, Rustington,
 West Sussex BN16 2JB**
£550,000 (Freehold)

Glyn-Jones



It is our pleasure to present this significantly extended, and very well-presented detached house to the market, delightfully situated within a small cul-de-sac only 250 metres from the seafront.

Briefly described, the bright and spacious internal accommodation comprises; three first floor bedrooms; a sizeable living room featuring a log burning stove and bi-folding doors to the rear garden; a generous 'galley' style kitchen; sitting room/potential ground floor bedroom four; separate study; a contemporary bathroom; and a modern fitted ground floor shower room.

A particular attribute of the property is its well-enclosed SOUTH FACING REAR GARDEN encompassing storage shed, sheltered seating area and useful pedestrian side access. To the front of the house there is OFF ROAD PARKING for two vehicles.

Further benefits include; an entrance porch leading through to a hallway; gas central heating; double glazing; and the notable quality of a sea glimpse from bedroom two.



At an Average rating of

4.9/5 ★★★★★



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2 Chanctonbury Close, Rustington, Littlehampton, West Sussex BN16 2JB
£550,000 (Freehold)



The delightful location of the house cannot be overstated, being not only in close proximity to the seafront, but also only 0.75 miles from the village centre, with its comprehensive shopping parade and numerous local amenities. Furthermore, three highly regarded primary schools are found within an approximate 1.25-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 sizeable living room featuring a log burning stove, as well as bi-folding doors to the rear garden ...



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