

**Mill Lane, Rustington,
West Sussex, BN16 3ED
£750,000 - Freehold**

Glyn-Jones



First Floor



Ground Floor

Total Area: 2218 ft² ... 206.1 m² (Includes Garage & Workshop)

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 Jm 2023



1930's Extended Detached House | Four / Five Bedrooms | Approximate 130ft West Facing Garden | Requires Modernisation | Three Reception Rooms | Conservatory | Kitchen / Breakfast Room Overlooking Garden | Double Garage With Electric Up And Over Door | Driveway | No Forward Chain

An attractive and extended 1930's detached house situated in a popular tree-lined road situated within a quarter of a mile from Rustington village centre. The property requires modernisation and boasts an approximate 130ft west facing garden.

The accommodation comprises of an entrance hall with stairs to first floor, w.c / shower room, three reception rooms and a kitchen / breakfast room with seating area overlooking the garden as well as a conservatory. On the first floor there is a landing as well as four / five bedrooms and a bathroom/w.c. The fifth bedroom could be used as an office as it provides access to two of the bedrooms.

The property will be sold with no forward chain.

Council Tax Band - F
Energy Efficiency Rating – E47
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
01903 770095
rustington@glyn-jones.com



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Outside – Externally at the rear and being the primary feature of the property is an approximate 130ft (39.6 metre) x 45ft (13.7 meter) west facing garden. The garden is mainly lawned with various shrubs and trees which help keep it secluded. There is a rear door into the double garage as well as a large workshop closer to the property, a greenhouse and shed to the far end.

To the front of the property is a large driveway that can provide off road parking for several vehicles and leads up to a double garage with electric up-and-over door. There is also an area of lawn in front of the lounge/third reception that covers the the area from the house leading upto the pavement which is separated by a white two-bar fence.

Location – The property is pleasantly situated along a popular road within only 0.25 mile of the village centre and approximately 1 mile from the seafront. Notably, The Coppice doctor's surgery, Windmill shopping parade, Georgian Gardens CP school, and access to the A259, can all be found within an approximate 0.25-mile radius.

Public transport links are also within easy reach, with the 700-bus service operating along nearby Station Road and Worthing Road, whilst Angmering's mainline railway station is found within 1.5 miles. Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

