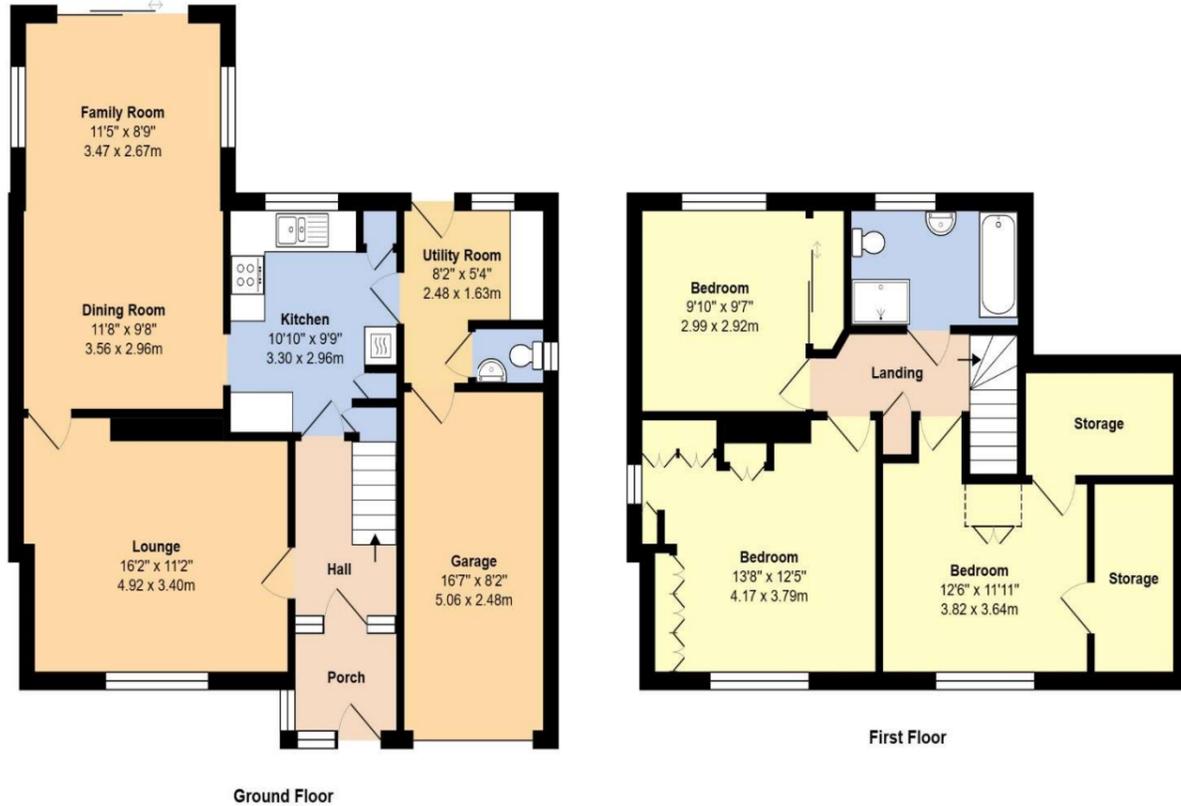


**6 Harsfold Road, Rustington,
BN16 2QE
£610,000 Freehold**

Glyn-Jones



Total Area: 1459 ft² ... 135.5 m² (Includes Garage)

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 2024



**Council Tax Band: E
Energy Efficiency Rating: D**

It is our pleasure to offer for sale this extended detached family home occupying one of Rustington's most sought after locations, being within a few hundred yards of the seafront.

This lovely home has been well maintained by the current owners and offers sizeable and well-planned accommodation featuring on the ground floor; entrance porch; entrance hall; sitting room; an extended triple aspect dining/family room that enjoys a pleasant outlook over the rear garden. This kitchen is fitted with a range of wood fronted units and opens in to a useful utility room and ground floor cloakroom.

Upstairs are three double bedrooms, all benefitting from built in wardrobes and a refitted bathroom featuring both a bath and separate shower cubicle.

The rear garden is a real feature of the property, benefitting from a favoured WESTERLY ASPECT and affording a good deal of privacy. Being laid mostly to lawn with paved seating area, the garden is stocked with an abundance of mature shrubs and trees, two timber sheds, greenhouse and gated side access. The front garden is mostly laid to lawn with private driveway providing parking for several cars and provides access to an integral garage with light and power.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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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6 Harsfold Road, Rustington, BN16 2QE

£610,000 Freehold



Occupying one of Rustington's most sought after roads, approximately one mile from Rustington village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers coffee shops and restaurants.

The seafront offers extensive leisure facilities, including Littlehampton's 'Wave Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available.

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 towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.



Extended Detached Family Home, With Feature West Facing Rear Garden



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