



Total Area: 1571 ft² ... 145.9 m² (Excludes Loft Storage Space)

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: D
Energy Efficiency Rating: E*
Tenure: Freehold

*Please be aware that whilst this EER is still valid, the current vendors have undertaken many recent modifications to the property that are likely to have improved this rating.

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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

11 Glenville Road, Rustington
West Sussex BN16 2DU
£550,000 (Freehold)

Glyn-Jones



A seldom offered opportunity has arisen with the marketing for sale of this outstanding 'Victorian' mid-terraced house.

Whilst extensive improvement and modification has been undertaken by the current owners, the property still retains a great deal of charm and many original period features.

Arranged over three floors, the well-appointed and deceptively spacious accommodation comprises; four bedrooms, the larger of which boasts an en suite shower room; a generous lounge/dining room encompassing striking fireplace and southerly facing bay window; feature kitchen/dining room with stylish range of fitted units, work tops, and 'French' style doors leading to the rear garden; and a refurbished bathroom with contemporary white suite.

Outside, the aforementioned rear garden is well-enclosed and incorporates a timber shed, paved patio, area of lawn, raised decking, and secure gated pedestrian access from the rear. To the front, there is a small dwarf wall-enclosed area of garden flanked by an attractive mosaic tiled pathway leading to the entrance.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
 01903 770095
 www.glyn-jones.com

11 Glenville Road, Rustington, Littlehampton, West Sussex BN16 2DU
£550,000 (Freehold)



...a generous lounge/dining room encompassing striking fireplace and southerly facing bay window...



Additional attributes include; gas central heating via a modern combination boiler system; uPVC double glazed windows; and exposed wooden floorboards.

The situation of the property is a notable benefit, being within an equivalent distance of approximately 0.25 miles from both Rustington's comprehensive village centre and its picturesque seafront.

Furthermore, many important local amenities are found in close proximity including three primary schools, doctor and dentist surgeries, St Peter & St Paul's church, and the library.

Public transport links are also conveniently close to hand, with the renowned 700 bus service operating through the village centre, and Angmering mainline railway station, with its regular service to London Victoria, found in approximately 1.5 miles distance.

