



Total Area: 1293 ft² ... 120.2 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 - D
Energy Efficiency Rating – E



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

46 Ash Lane, Rustington West Sussex, BN16 3BT “Guide Price” £500,000 (Freehold)

Glyn-Jones



An early 1960s built detached bungalow situated in a ‘tucked away’ position close to Rustington Village centre, with a delightful, secluded brick walled rear garden.

In brief, the internal accommodation comprises three bedrooms (or two bedrooms and two reception rooms), a spacious dual aspect living room; generous sun lounge; fitted kitchen; bathroom with WC; and a further separate WC.

Additional benefits include; electric heating; uPVC double-glazing; and a utility room off the kitchen. The bungalow has been well maintained and is offered for sale in good clean decorative order throughout.

The rear garden is a particular feature, providing a quiet haven, rarely obtainable within such close proximity to amenities. There is also a large, attached garage and private driveway.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

46 Ash Lane, Rustington, West Sussex, BN16 3BT
“Guide Price” £500,000



Outside – There is a delightful mature garden to the rear of the property, measuring approx. 65’ in length by 50’ in width. The garden is mainly laid to lawn with well-stocked shrub borders and a number of well-maintained bushes and trees, providing a high degree of seclusion. Paved stepping-stones provide a pathway around the garden and to the timber summerhouse/garden shed. To three sides the garden is enclosed by a red brick wall with additional timber fencing or trellis. Adjacent to the house is a paved patio.

Garage – There a large garage next to the property, with up and over door, power and light, and personal door to the utility area. The garage is approached via a long driveway with additional off road parking.

Location –
The appealing situation of the bungalow is particularly significant. Located in a ‘hidden away’ spot, within just a couple of hundred yards of Rustington’s village centre.

Most amenities are 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.

Angmering mainline railway station (approx. 1½ miles) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

The seafront can be found within less than ¾ of a mile.

