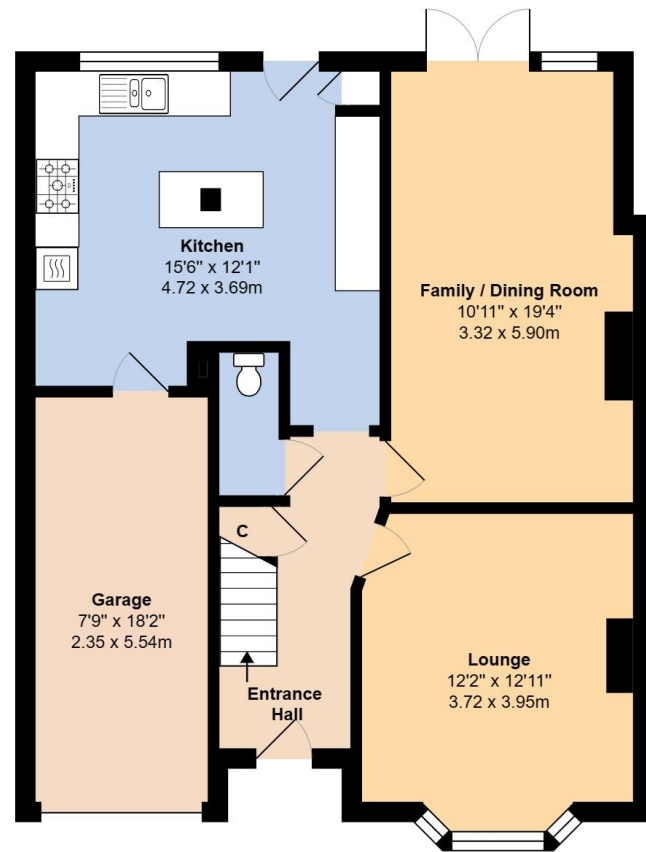


31 Mill Lane, Rustington

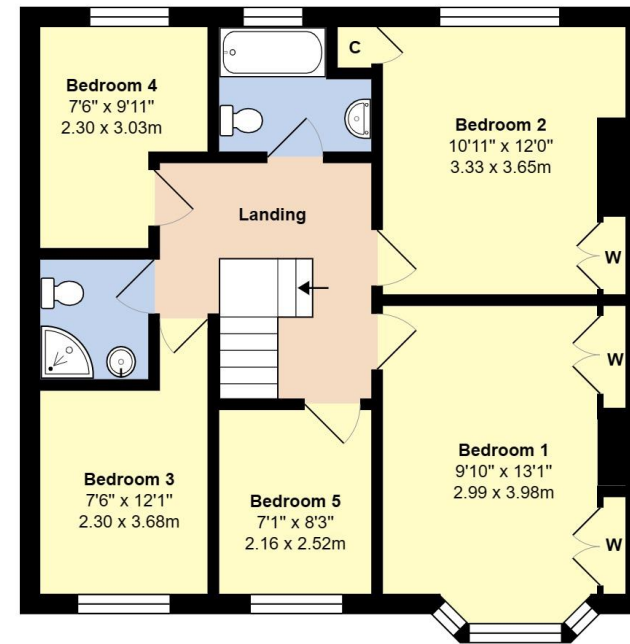
West Sussex BN16 3JR

£550,000 - Freehold

Glyn-Jones



Ground Floor



First Floor

Total Area: 1541 ft² ... 143.2 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 2023



A traditional 1930s built family house, offering spacious well-planned accommodation with five bedrooms and a good size west-facing rear garden.

This attractive bay fronted semi-detached house is conveniently located within easy reach of local schools and most amenities.

The accommodation comprises; on the ground floor, entrance hall, with cloakroom, a traditional sitting room with dual fuel burner, a further extended reception room opening on to the rear garden, and a large refitted kitchen/breakfast room with access to the garage. On the first floor there are five bedrooms, a bathroom and separate shower room, both with WCs.

Particular features include; contemporary 'Shaker style' duck egg blue fitted kitchen with solid butcher block work tops, fitted appliances and central island providing breakfast bar; gas fired central heating and uPVC double glazing.

There is an 18ft integral garage and a delightful west-facing garden of approximately 65ft in length with raised timber decking.

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
01903 770095
rustington@glyn-jones.com



At an Average rating of

4.9/5 ★★★★★



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31 Mill Lane, Rustington, West Sussex BN16 3JR



Location –

31 Mill Lane is conveniently located within approximately a quarter of a mile of Rustington's thriving village centre. Most amenities are close to hand and the village offers comprehensive shops, including Waitrose, and a wide range of specialist retailers, coffee shops and restaurants.

There is easy access to the A259 and A27 providing good commuter links to the busy coastal town of Worthing approx. 4 miles, with Chichester and Brighton both approx. 16 miles.

There is a good choice of local schools, including three primary schools within less than a mile; Georgian Gardens, Summerley and North Lane. Angmering Secondary School is just over a mile away and Littlehampton Academy approx. 2.5miles.



Outside –

The property enjoys a good size west-facing rear garden of approximately 65ft in length. The garden is made-up of lawn area, large paved patio and an extensive area of raised timber decking adjacent to the house. The garden is well secluded, enclosed by timber panel fencing and has well stocked borders including a mature palm tree. There are two timber outbuildings included in the sale.

To the front there is ample off road parking for several vehicles.

Integral Garage of approximately 18ft in length approached via metal up and over door, with power and lightly, and personal door to kitchen/breakfast room.



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