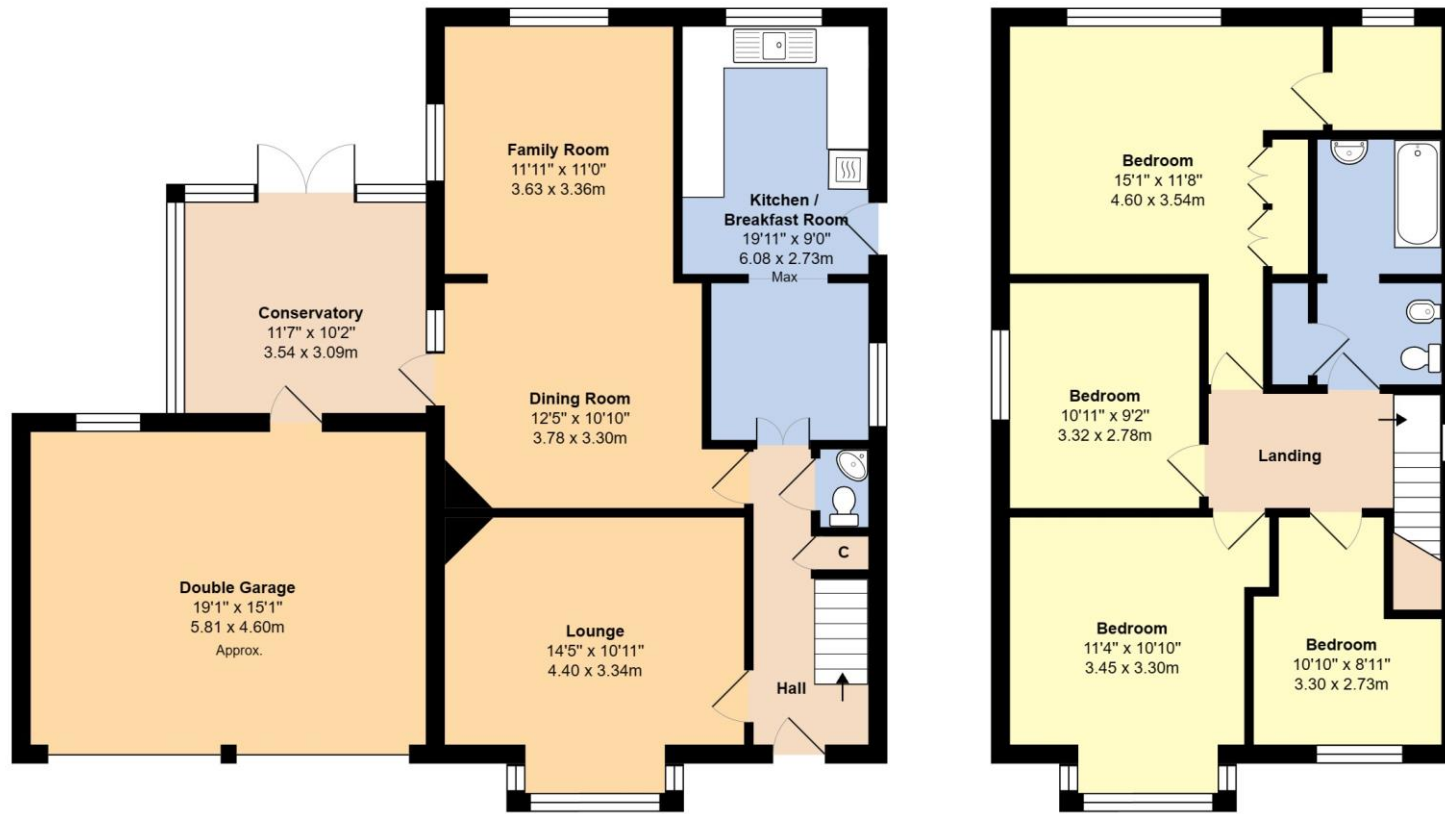


65 North Lane, Rustington
West Sussex BN16 3PP
Guide Price £500,000 - Freehold

Glyn-Jones



Total Area: 1775 ft² ... 164.9 m² (Excludes Conservatory)

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 – E

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
 www.glyn-jones.com



A traditional 1930s built detached family house, offered for sale in need of complete refurbishment.

The property benefits from a full width two story extension to the rear, providing generous accommodation, comprising; 2 large receptions rooms, spacious kitchen/breakfast room, four bedrooms, potential for two bathrooms (one currently exists) and ground floor cloakroom.

The property requires considerable repair and restoration, with some water damage from the flat roof extension, and may suit a purchaser in the building trade looking for a good size family home.

The property stands on a good size plot and there may be scope for further development, subject to normal planning consents.

Viewing is strictly by appointment.

65 North Lane, Rustington West Sussex BN16 3PP



Outside –

The property stands on a large plot of approximately 200ft. (60m) in length. It would appear that the west facing rear garden measures approx. 120ft. in length by 50ft. in width. The garden is currently overgrown and full access is not possible, so prospective purchasers must satisfy themselves with regard to the full extent of the garden and the condition of the boundaries etc.

There is a further garden to the front of the property and driveway proving off road parking and access to the garage.

Double Garage – There a large garage next to the property, access via two doors with a further personal door to rear. We have not been able to access the garage in preparation of these particulars.

Agents Note: It is our considered opinion that this property, in its current condition, would not satisfy the requirements of a mortgagor. We are therefore inviting offers from cash purchasers only.

Location –

The property is located in a popular residential location, approximately half a mile north of the village centre. Rustington village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

Local bus routes operating along nearby Worthing Road and accessibility to the A259 which provides a link to the larger neighbouring towns of Worthing and Bognor Regis. Angmering mainline railway station can be found in approximately 1.6 miles with a regular service to London Victoria (approx. 90 minutes).

The location is made all the more popular by its close proximity to the highly regarded North Lane and Summerlea CP Primary Schools, and the seafront can be found within approximately 1.2 miles.



Viewing strictly by appointment only with owner's sole agent.