

**'Ashleigh' 23 Chanctonbury Close,  
Rustington, West Sussex BN16 2JB**  
Guide Price £425,000 Freehold



Ground Floor

First Floor

Total Area: 1092 ft<sup>2</sup> ... 101.4 m<sup>2</sup>

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**  
**Tenure: Freehold**



We are delighted to offer for sale this 1960's built detached house, situated on generous corner plot, boasting a prime position close to the seafront.

The property would benefit from some modernisation but offers great scope for extension and improvement (stp). This home is ideally suited to a range of buyers, being an ideal family home or for those looking to retire near the sea.

The accommodation in brief comprises; entrance porch, three bedrooms all with built in storage; two reception rooms; conservatory; kitchen; family bathroom, and a ground floor cloakroom.

The property occupies a sizeable corner plot, benefitting from gardens to three sides. The mature rear garden affords a favoured westerly aspect, being predominantly walled and offering a good deal of privacy, with useful gated side and rear access to the garage. The front garden is of open plan design and mostly laid to lawn and planted with an array of mature shrubs.

A block paved driveway is located at the rear of the property and leads to a detached garage.

Furthermore, the property benefits from gas fired central heating, double glazing and is being sold with the added benefit of no forward chain.

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01903 770095  
rustington@glyn-jones.com

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.

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The popularity of the location cannot be overstated, being within only a few hundred yards from Rustington seafront and within half a mile of Rustington village centre, with its extensive range of independent shops, cafes, restaurants and Waitrose store and within a short distance to picturesque Mewsbrook park and the 'Wave' swimming and fitness centre.

Furthermore, three highly regarded primary schools are found within an approximate 1.25-mile radius, whilst, two mainline railway stations (Angmering and Littlehampton), can be found within an equivalent distance of approximately 2 miles, both of which provide a regular service to London Victoria via Gatwick. Notably, a local bus service operates along nearby Sea Lane.

Rustington is positioned centrally 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 neighbouring towns of Bognor Regis and Worthing.



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