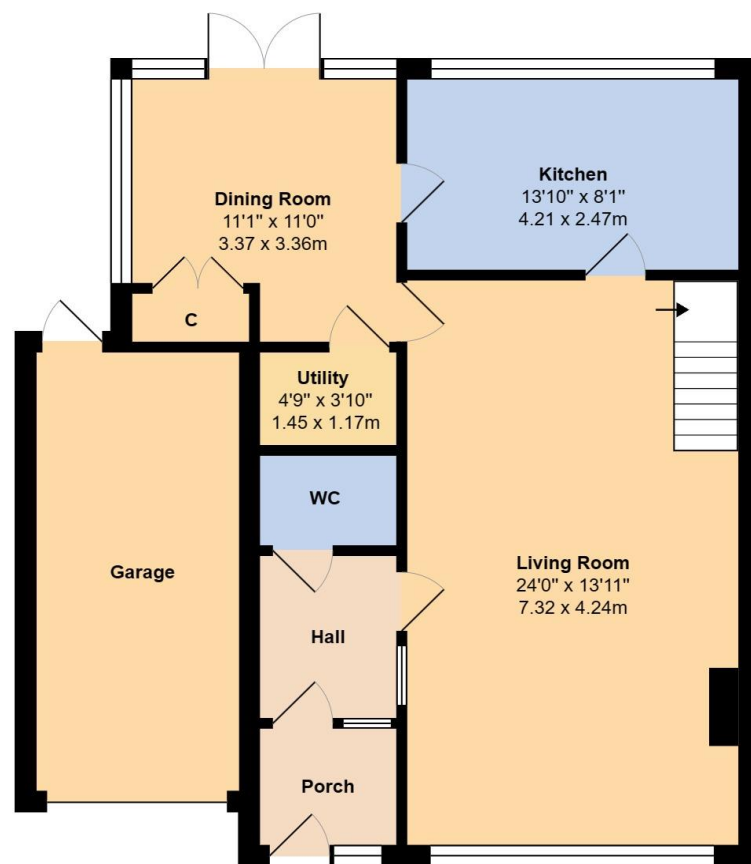
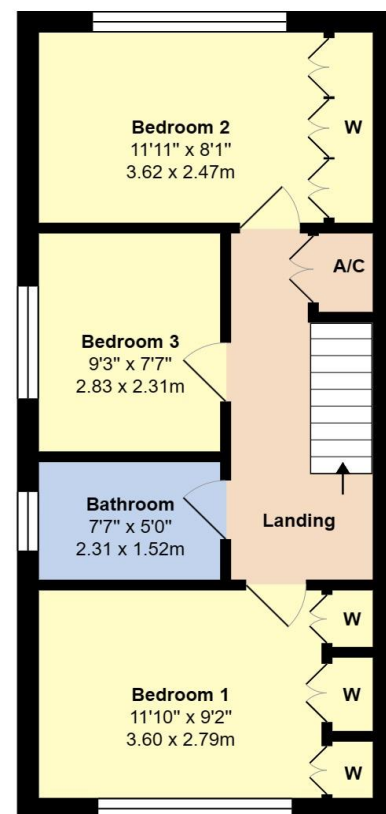


4 Chanctonbury Close, Rustington
 West Sussex BN16 2JB £525,000
 Freehold



Ground Floor



First Floor

Total Area: 1340 ft² ... 124.5 m² (Excluding 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: E
Energy Efficiency Rating: E
Tenure: Freehold

We are delighted to offer for sale modern detached house located in this sought after area of Rustington, just a few hundred yards from the picturesque seafront.

This property has been meticulously improved by the current owners and boasts a bright and spacious lounge featuring a bespoke bookcase and feature fireplace, a superb, refitted kitchen with quartz worktops and a range of integrated appliances. The dining room is situated just off the kitchen and opens on to the rear garden.

Accommodation includes three bedrooms, the larger two benefitting from bespoke fitted wardrobes, as well as a refitted bathroom, spacious entrance hall, utility room and ground floor cloakroom.

Outside, the south facing rear garden is of low maintenance design, whilst the front garden is open plan and mostly laid to lawn. There is also a private drive providing parking for several cars and a single garage with light and power. A door from the garage provides access to the garden.

Further features include; gas heating, double glazing; wooden flooring and replacement internal doors.

Situated in a quiet cul-de-sac within a few hundred yards of the seafront, this property is considered ideal for family living or for those looking to retire near the sea.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★



Rustington Office
 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.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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4 Chanctonbury Close, Rustington, West Sussex, BN16 2JB

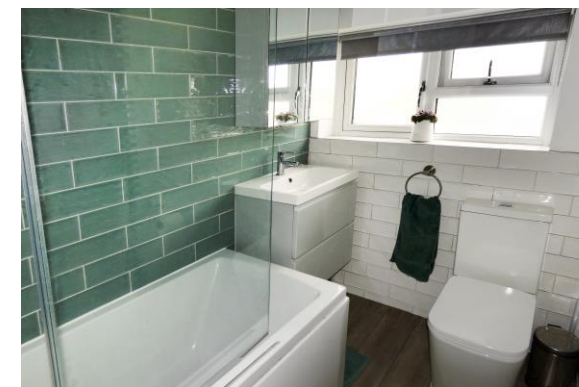
£525,000 Freehold



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.



Refurbished bright and spacious accommodation throughout



WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

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