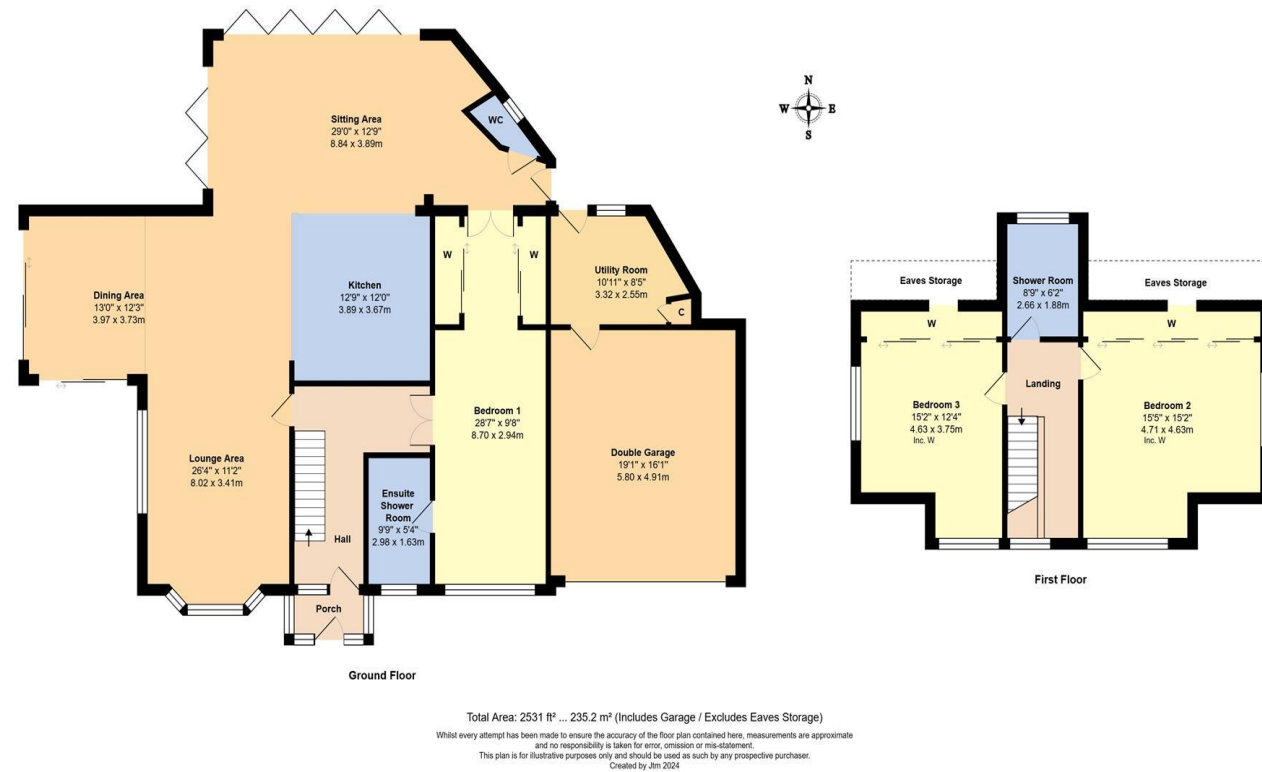


**1a Holmes Lane, Rustington,
West Sussex, BN16 2QB**

Glyn-Jones

“Offers in Region of” £750,000 (Freehold)



Council Tax Band: F
Energy Efficiency Rating: D
Tenure: Freehold

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.

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

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 conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

Rustington Office
 01903 770095
 rustington@glyn-jones.com

It is our great pleasure to present to the market this significantly extended and exceptionally renovated 'chalet' style detached house.

This unique home boasts particularly bright and extremely spacious accommodation, which, in brief, is arranged with; three bedrooms, the largest of which is located on the ground floor and benefits from an en suite shower room; a wonderful open plan living/dining/kitchen room featuring a stylish range of kitchen units, granite worktops/breakfast bar, a range of integrated appliances, and two sets of bifolding doors leading to the garden; striking bamboo flooring and LED lighting. There is also a contemporary first-floor shower room; ground floor cloakroom; and a separate utility room.

A notable attribute is the skilfully landscaped walled garden, which is set predominantly on a favourable westerly aspect and offers a high degree of seclusion.

To the front there is a 'carriage' style driveway approached via ornate wrought iron gates enabling off-road parking for several vehicles and providing access to an adjoining double garage encompassing electric 'up & over' door, plus internal door through to the utility room.

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

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The enviable situation of the property is further important characteristic, allowing easy access to the picturesque seafront (approx. 0.5 miles) and Rustington's comprehensive village centre, with vast range of shops and restaurants (approx. 1 miles).

Additionally, many useful amenities are also found within close proximity including; Westcourt Medical Centre, primary and pre-schools, and a local convenience store with neighbouring pharmacy. A helpful bus service also operates along Holmes Lane.

Rustington is centrally situated 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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