



Total Area: 1660 ft<sup>2</sup> ... 154.2 m<sup>2</sup> (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 Jim 2024

**Council Tax Band: E**  
**Energy Efficiency Rating: C**  
**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  
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# 51 Harsfold Road, Rustington, West Sussex BN16 2QH

Guide Price £550,000 Freehold

Glyn-Jones



Introducing this stunning modern town house situated in this highly desirable road, just a stone's throw away from the seafront. This beautifully maintained property boasts spacious flexible accommodation ideally suited to a range of buyers.

Upon entering the property, you are greeted with an impressive and spacious entrance hall leading to bedroom four/garden room, utility room that provides access to the rear garden and a separate w.c. The main living accommodation is situated on the first floor and features a spacious lounge with a striking full height bay window offering lovely sea glimpses. The separate dining room comes complete with a Juliette balcony affording views of the rear garden and opens to a stylish kitchen, refitted with an extensive range of cream shaker style units, contrasting work tops and some integral appliances.

The top floor features three double bedrooms, each with built-in wardrobes, an en-suite shower room and tastefully refitted family bathroom. Bedrooms two and three also offer glimpses of the sea.

The low maintenance enclosed rear garden is perfect for enjoying the outdoors, being mostly laid to lawn with paved seating area, well stocked borders and useful gated rear access. A double width driveway leads to an integral garage

Located in a sought-after road, this property is close to a range of amenities including shops, restaurants, and cafes. With the seafront just a few yards away, you can enjoy leisurely walks along the beach or take in the stunning sea views.

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

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



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**51 Harsfold Road, Rustington, BN16 2QH**  
**Guide Price £550,000 Freehold**



Occupying one of Rustington's most sought after roads, approximately one mile from the village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers coffee shops and restaurants.

The seafront offers extensive leisure facilities, including Littlehampton's 'Wave Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available.

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 towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.



Beautifully maintained town house, offering spacious and flexible accommodation.



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