



Total Area: 1040 ft² ... 96.7 m²

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 – To be Confirmed

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.

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

2 Frobisher Way, Rustington
West Sussex BN16 2BA
£675,000 - Freehold

Glyn-Jones



An attractive detached bungalow situated in a most sought after residential location.

This substantial brick built bungalow is offered for sale in our opinion in very good decorative order, having been well maintained and updated in recent years.

The accommodation comprises; entrance porch, entrance hall with cloaks storage, 24'11 triple aspect lounge/dining room with open fireplace, contemporary shaker style fitted kitchen, two double bedrooms, modern shower room/WC and further separate WC, uPVC double glazed conservatory.

Outside there is a pleasant enclosed west facing garden, mainly laid to lawn and a brick built garage with further hard standing.

Particular features include; parquet flooring in entrance hall and sitting room, gas fired central heating to radiators, uPVC double-glazing, modern fitted kitchen and garage with off road parking. There is a large loft space, with potential to convert into first floor accommodation, subject to normal consents.

Internal viewing is highly recommended.

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Outside –

Garden – There is an attractive enclosed and secluded, low-maintenance rear garden, mainly laid to lawn. To the front and side there are open plan lawns, part gravelled proving further off road parking.

Garage – Brick built garage located on the plot to the rear of the property, approached via private driveway. There is a personal door from the garage to the garden.

Location –

Frobisher Way is a quiet sought after road, situated within just a few hundred yards of the foreshore and seafront greensward.

Rustington's comprehensive village centre can be found within just over half a mile, by foot, with a wide range of independent and national retailers, including Waitrose supermarket. The village offers extensive amenities with cafes, restaurants, library, churches and doctors surgery all close to hand.

Angmering mainline railway station (less than 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

