



Total Area: 1945 ft<sup>2</sup> ... 180.7 m<sup>2</sup> (Includes Garage, Excludes Covered Area)  
 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 Jfm 2024

**Council Tax Band: F**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**

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 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  
 01903 770095  
 rustington@glyn-jones.com

**4 Preston Paddock Rustington,  
 West Sussex BN16 2AA  
 £845,000 Freehold**



Situated on a sought-after private no through road, this fabulous link- detached bungalow is a perfect retreat for those looking to downsize in style. This superb home has been skilfully extended and modernised throughout and features spacious accommodation with three double bedrooms, a large lounge overlooking the garden, a beautifully refitted bathroom and a separate cloakroom.

The kitchen/breakfast room is a standout feature, being beautifully refitted with an extensive range of units, walk-in larder, large central worktop and integrated appliances and water softener. The addition of a feature roof lantern and bi-fold doors opening onto the landscaped rear garden creates a light and airy space for relaxing or entertaining.

Featuring a new roof, replacement windows and doors, rewired, replumbed and redecorated throughout, this home is in superb condition with all the hard work already done for you.

The landscaped rear garden affords a good deal of privacy and showcases a variety of shrubs and trees, providing a tranquil oasis for you to enjoy.

Conveniently, this property also comes with a private driveway leading to a large garage, providing ample parking space or additional storage with a hot and cold-water supply and double timber doors that provide useful access to the rear garden.

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**4 Preston Paddock Rustington, West Sussex, BN16 2AA**

**£845,000 Freehold**



Rustington itself offers an excellent range of amenities, including independent shops, cafes, and restaurants all within easy reach. The seafront and greensward are also located nearby.

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. Notably, Angmering mainline railway station can be found within approximately one mile and offers a regular service to London Victoria via Gatwick.

With everything you need right on your doorstep, this property offers the perfect balance of comfort and convenience.



“ A skilfully extended and beautifully presented property offering spacious accommodation, in a sought after private road.

