



Total Area: 1180 ft² ... 109.7 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

Property Information

Tenure - Freehold

Council Tax Band - E

Energy Efficiency Rating – D67

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
01903 770095
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**8 Parry Drive, Rustington,
West Sussex, BN16 2QY**
£475,000 - Freehold

Glyn-Jones



Extended And Adapted Detached Bungalow | Three Bedrooms | Two Bathrooms | Large Driveway That Provides Extensive Off Road Parking | Garage | Low Maintenance South Facing Garden | Re-Fitted Kitchen | Separate Utility Room | Sun Room | Cul-De-Sac Location Within Close Proximity To Rustington Village

Introducing this extended and adapted detached bungalow, located in a peaceful cul-de-sac within walking distance of Rustington village centre. This property boasts three bedrooms, including an en-suite shower room, a spacious bathroom/w.c with walk-in bath, and a sun room overlooking the low maintenance south facing garden.

The interior features a modern kitchen, a utility room, and a generous living room perfect for relaxing or entertaining. With gas central heating and double glazing throughout, comfort and efficiency are guaranteed year-round.

Situated in the heart of Rustington, residents can enjoy the convenience of nearby shops, cafes, and amenities just a short stroll away. With its quiet location and easy access to village life, this property offers the perfect blend of tranquility and convenience.

This extended bungalow is now available for sale, providing a unique opportunity to own a spacious and well-appointed home in a desirable location. Don't miss out on the chance to view this exceptional property - contact us to arrange a viewing today.



At an Average rating of

4.9/5 ★★★★★



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Location – The enviable location of the bungalow is a key feature, being within only a few hundred metres from the centre of the village, whilst the seafront is found in approximately 0.5 miles. Local bus routes are located along nearby Sea Lane, whilst many other important amenities, including Westcourt Medical Centre, St Peter & St Paul's church, and the library, can all be found within an approximate 0.25-mile radius.



Outside to the front, the property offers a block-paved driveway for extensive off-road parking, a convenient garage, and a tranquil garden providing a sunny retreat to enjoy the outdoors. The total size of this charming bungalow is 1180 sqft, offering plenty of space for a comfortable lifestyle.

