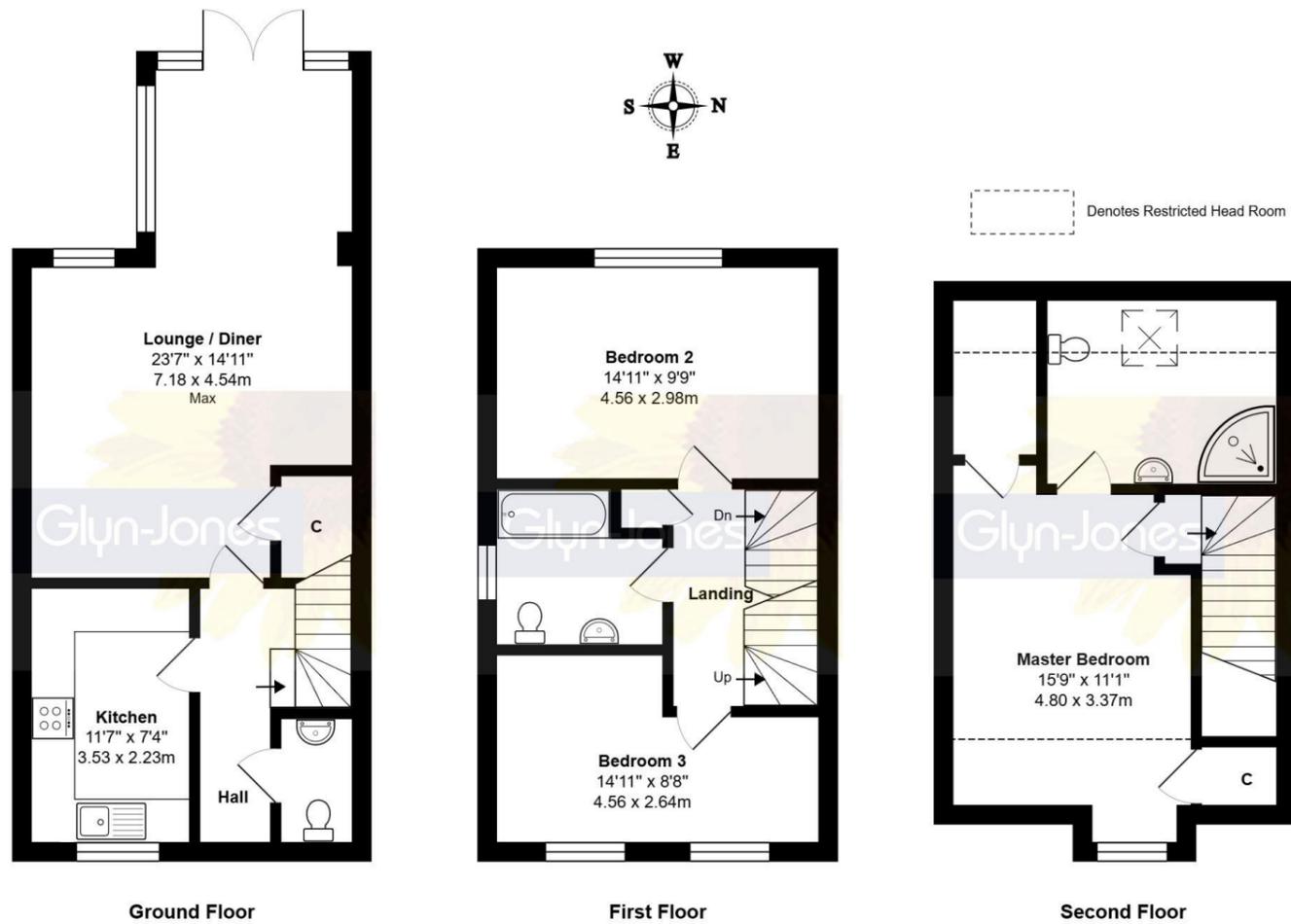


**1 Elm Farm Cottages, Old Manor Road,  
Rustington, West Sussex, BN16 3FD**  
£470,000 - Freehold

**Glyn-Jones**



Total Area: 1239 ft<sup>2</sup> ... 115.1 m<sup>2</sup>

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

Maintenance Charge: There is an annual fee of £375.00 for the upkeep of a communal garden area adjacent to the car port.

Council Tax Band - D

Energy Efficiency Rating – C72

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  
rustington@glyn-jones.com



**Attractive Flint-Fronted Semi-Detached House | Three Double Bedrooms | Two Bathrooms | Spacious West Facing Lounge / Diner | Mature West Facing Garden | Gas Central Heating (New Boiler Installed in 2022) | Ground Floor W.C | Popular Tree-Lined Road A Few Hundred Metres From Village Centre | Car Port Parking Space Plus Additional Space In Front | No Forward Chain**

Introducing this rarely available attractive flint-fronted semi-detached house, built in 2009, offering spacious accommodation spread over three floors. The ground floor boasts a convenient w.c, a fitted kitchen complete with integral appliances and room for a small table, and a generously sized west-facing lounge/diner featuring patio doors that lead out to the mature garden.

On the first floor, you will find two well-appointed bedrooms as well as a modern bathroom/w.c. The top floor is dedicated to a luxurious master bedroom with eves storage and an en-suite shower room/w.c.

Step outside into the picturesque west-facing garden, adorned with unique shrubs and flowers, a charming summer house, and a practical shed. The property also benefits from side access from the garden to the front, and a car port parking space which has an additional parking space in front of it.



At an Average rating of

**4.9/5** ★★★★★



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www.glyn-jones.com

# 1 Elm Farm Cottages Old Manor Road, West Sussex, BN16 3FD

£470,000 - Freehold



Location – Conveniently situated on a popular tree-lined road in Rustington village, this home is just a few hundred metres away from the village centre and a quarter of a mile from the delightful seafront. For commuters, Angmering mainline railway station is approximately two miles away, offering a direct route to London Victoria.



Boasting three double bedrooms, one bathroom, and one en-suite shower room, this property spans 1239 sq.ft and is offered for sale with no forward chain.

Additional features include gas central heating with a new boiler installed in 2022, and double glazing throughout. Don't miss out on the opportunity to view this exceptional property in a sought-after location. Contact us today to arrange a viewing.