



Total Area: 841 ft<sup>2</sup> ... 78.1 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

**Council Tax: D**

**Energy Efficiency Rating: D**

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

**6 Seafeld Road, Rustington**  
**West Sussex, BN16 2SE**  
**£425,000 (Guide Price) Freehold**

**Glyn-Jones**



We are pleased to offer for sale this spacious detached bungalow, pleasantly situated south of the village within close proximity to Rustington's picturesque seafront and local shops.

The property features a spacious entrance hall; two double bedrooms with feature bay windows and fitted wardrobes; lounge/dining room that overlooks the rear garden, kitchen with useful utility area and a shower room/w.c

The enclosed rear garden benefits from a favoured southerly aspect, being laid to lawn and planted with a variety of mature shrubs, paved patio, two timber sheds and useful gated access. To the front is a large in and out driveway which provides parking for several cars along with an attached carport

Further features include; gas heating and double glazing. The property is also being sold with the added benefit of no onward chain.

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**6 Seafield Road, Rustington West Sussex, BN16 2SE**  
£425,000 (Guide Price) - Freehold



Rustington's comprehensive village centre can be found in approximately half a mile, with most amenities at 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. A regular bus service operates along nearby Sea Lane. 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 cafés and amenities along the way.

This is an ideal location with everything you need close to hand and many leisure activities available nearby



 *Spacious detached bungalow with feature south facing rear garden*



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