

The Martlets, Rustington, Littlehampton, BN16



Approximate Area = 1248 sq ft / 116 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1392 sq ft / 129.3 sq m
 For identification only - Not to scale



RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential).
 Produced for Godfrey and Barr. 2024 REF: 1105296

Property Information

Tenure - Freehold

Council Tax Band - D

Energy Efficiency Rating – E49

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

**51 The Martlets, Rustington,
 West Sussex, BN16 2UB
 £365,000 - Freehold**



Spacious Mid-Terrace House | Desirable Location A Few Hundred Yards From Seafront | Three Double Bedrooms | 26'8 Open-Plan Lounge / Diner | Requires Modernisation | Low Maintenance Garden | Garage Ground Floor W.C | No Forward Chain

Introducing a rare opportunity to own a deceptively spacious mid-terrace house in the sought-after location of The Martlets, Rustington. This charming property boasts three double bedrooms, a generous 26'8 west facing open-plan lounge/diner which leads to a delightful conservatory, a well-equipped kitchen with access to the garden, and a convenient ground floor w.c. With a size of 1248 sqft, there is ample space for comfortable living.

In need of modernisation, this property offers the perfect canvas for you to customize and make it your own. The large communal garden to the front provides a peaceful outdoor retreat, while a garage with side access door and low maintenance garden offer added convenience.

Don't miss out on this incredible opportunity to own a spacious mid-terrace house in a prime location. Contact us today to arrange a viewing and see the potential this property holds. No forward chain.



At an Average rating of **4.9/5** ★★★★★



Rustington Office
 01903 770095
 www.glyn-jones.com

51 The Martlets, Rustington, West Sussex, BN16 2UB

£365,000 - Freehold



“Situated just a few hundred yards from the picturesque seafront”

Location – Situated just a few hundred yards from the picturesque seafront and promenade that stretches between Rustington and Littlehampton, residents can enjoy leisurely strolls by the coast.

For commuters, Angmering station with a direct route to London Victoria is approximately 2.2 miles away, and Littlehampton station is just 1.8 miles from the property. Rustington village centre, with its array of shops, restaurants, and amenities, is less than a mile away.



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com