



Total Area: 967 ft² ... 89.8 m² (Includes Garage)

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 - C

Energy Efficiency Rating – D62



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

**21 Angmering Way, Rustington,  
West Sussex, BN16 3RA  
£350,000 - Freehold**

**Glyn-Jones**



**Extended Detached Bungalow | Two Bedrooms | South Facing Garden | Scope For Improvement  
| 21'1 x 15'11 Lounge / Diner | Close Proximity To Angmering Station | Gas Central Heating |  
Double Glazing | Garage | Driveway | No Forward Chain**

Introducing this extended detached bungalow located in the sought-after area of Rustington. Boasting a south facing garden, this property offers the perfect space for outdoor enjoyment.

Upon entering, you are greeted by a spacious 21'1 x 15'11 dual aspect lounge/diner with patio doors leading out to the garden, allowing for seamless indoor-outdoor living. The property features two bedrooms, a well-equipped kitchen with access to the garden, and a bathroom/w.c for added convenience.

In addition, this home benefits from a garage with an electric up-and-over door, a driveway for additional parking space, and a brick shed with a pitched roof for extra storage, along with a greenhouse. With the added bonus of being offered with no forward chain, this property is ready to welcome its new owners.



At an Average rating of

4.9/5 ★★★★★



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**£350,000 – Freehold**



*“South Facing Garden”*

Situated just 0.1 miles from Angmering mainline railway station, residents can enjoy easy access to direct routes to London Victoria, making it an ideal location for commuters. The surrounding area offers a variety of amenities, including shops, restaurants, and leisure facilities, providing a vibrant community for residents to enjoy.

This extended detached bungalow presents a fantastic opportunity for those looking for a property with scope for improvement in a prime location. Don't miss out on the chance to view this charming property – schedule a viewing today.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

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