



Total Area: 999 ft<sup>2</sup> ... 92.8 m<sup>2</sup> (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 2025

**Tenure:** Freehold  
**Energy Efficiency Rating:** C  
**Council Tax Band:** C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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**13 Holmes Lane, Rustington,**  
**West Sussex, BN16 2QA**  
**“Offers Over” £500,000 (Freehold)**

**Glyn-Jones**



**It is our pleasure to present this outstanding semi-detached bungalow to the market, delightfully and most conveniently situated within only a 0.5-mile radius of both the village centre and seafront.**

Having been the subject of considerable renovation and extension work by the current owners; this property truly is a wonderful opportunity for any buyer wanting to relax and not undertake any work.

Briefly described, the accommodation is arranged with two double bedrooms, both incorporating built-in storage; a stylishly decorated lounge; contemporary bathroom; and an extremely impressive kitchen/dining room, which has been fitted to a high standard and features 'Indian' granite work tops, modern 'Shaker' style units, a roof lantern, and bi-fold doors to the rear garden.

The rear garden is a further quality, encompassing a raised paved patio, area of lawn, well-stocked borders, timber shed, and side access into a garage that boasts power and light. There is also an enclosed front garden offering a variety of plants and bushes.



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



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“...an extremely impressive kitchen/dining room,  
which has been fitted to a high standard...”

Notably, an extensive 'Indian' stone driveway is positioned to the side of the property beyond wooden gates enabling ample off-road parking on the approach to the garage.

Additional attributes include a striking storm porch, external cladding, double glazing, gas central heating, fitted internal shutters, and fashionable floor coverings throughout.

The location of the property is also ideal for ease of access to many important local amenities including; Westcourt Medical Centre; Mewsbrook Park, and Littlehampton Wave leisure centre. There is also a useful local bus service that operates along the road.

Furthermore, two mainline railway stations, located at Angmering and Littlehampton, can be found within an equivalent distance of 2 mile, both of which provide a regular service to London Victoria, via Gatwick.

