



Total Approx. Floor Area 2022 ft² ... 187.9 m² (Includes Summer House)
 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 any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Prepared by Jtm

Tenure - Freehold

Council Tax Band - F

Energy Efficiency Rating – D64



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
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16 Ruston Park, Rustington, West Sussex, BN16 2AD Guide Price: £795,000 - Freehold

Glyn-Jones



Introducing this stunning detached family house located in the highly desirable "Ruston Park" area of Rustington. Boasting four double bedrooms, this property is perfect for families looking for modern and versatile living spaces.

The property features a mature sunny west facing garden which is ideal for outdoor gatherings and relaxation, it has a summerhouse, workshop (internal measurement approximately 3.7m x 2.7m) and shed. The 18'5 x 14'5 kitchen/diner is perfect for family meals and entertaining, while the west facing living room offers the potential for a cozy fireplace. Additional features include a large entrance porch leading to a hallway with feature staircase and galleried landing on the first floor. Upstairs there are three double bedrooms - the master bedroom has fitted wardrobes and an en-suite shower room, family bathroom/w.c and an additional separate w.c.

There is a potential one-bedroom annex presents a unique opportunity for extended family or guests, it has its' own private entrance as well as access to the main house via a door from the living room. There is a bedroom (formerly the garage), a shower room/w.c and a second lounge with kitchen area with access to the garden via French doors. The annex also has a separate boiler and heating system.

The main house is equipped with gas central heating (boiler replaced in main part of house in 2022) ensuring comfort and energy efficiency.



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Location – Situated in the popular "Ruston Park" area of south Rustington, this property is conveniently located just 0.6 miles from Angmering railway station, providing direct routes to London Victoria. Rustington village centre, with its range of amenities and Waitrose supermarket, is just 0.8 miles away. The beautiful Rustington seafront is also within easy reach, approximately 0.5 miles from the property.



Don't miss out on the opportunity to view this exceptional family home in a sought-after location. Contact us today to arrange a viewing and make this property your new dream home. Schedule a viewing and come see for yourself all that this remarkable property has to offer.

