

11 Hudson Drive, Rustington, West Sussex, BN16 2AX £625,000 (Freehold)

Glyn-Jones



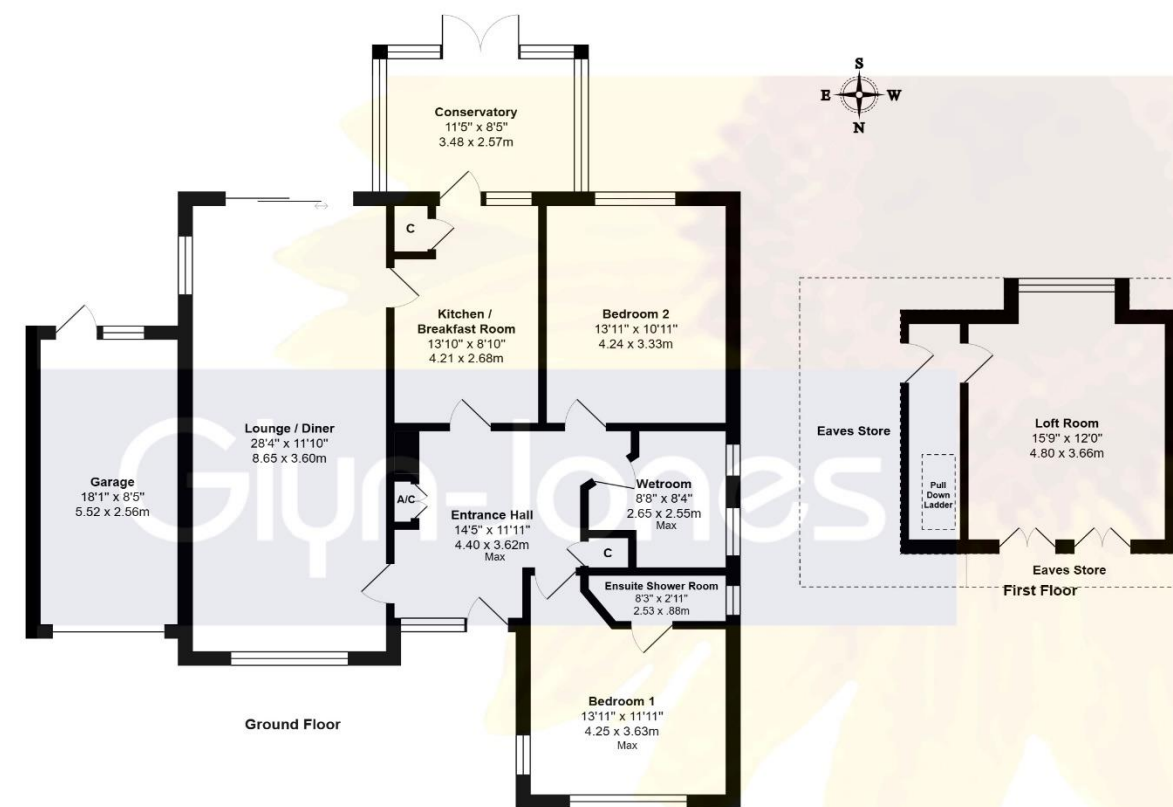
Offered for sale with no onward chain and a considerable south facing garden is this detached bungalow.

Whilst some updating and improvement is required, the accommodation is bright and spacious, plus there is great scope to extend either into the loft space or to the rear (subject to planning consent).

The room configuration comprises; two double bedrooms, one of which benefits from an en suite shower room; a full length and triple aspect lounge/dining room; kitchen/breakfast room; conservatory; and a wet room.

Additional attributes include gas central heating; double glazing; extensive off-road parking; and an adjoining garage.

The situation of the property is a significant attribute, being within the highly regarded Ruston Park, approximately 0.2 miles from the picturesque seafront/greensward, and less than half a mile by foot/cycle, through the neighbouring private Sea Estate, to Rustington village centre (approximately 1.2 miles via Station Road by car).



Total Area: 1511 ft² ... 140.4 m² (Includes Garage Excludes Eaves Stores)
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 Jlm 2025

Council Tax Band: E
Energy Efficiency Rating: D



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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 assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



At an Average rating of

4.9/5 ★★★★★



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Numerous useful local amenities are also conveniently close by, including two GP's surgeries (The Coppice and Willow Green), Angmering mainline railway station, and Georgian Gardens CP School; all of which are found within an approximate 1-mile radius. Notably, the renowned 700 bus route operates along nearby Station Road.

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor Regis, and Worthing.

