



Total Area: 1350 ft<sup>2</sup> ... 125.4 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

**Council Tax Band: D**

**Energy Efficiency Rating: D**

**Tenure: Freehold**

**AGENT'S NOTE:** All photos were taken prior to the current tenancy.



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.



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# The Beach House, 6 Howards Way, Rustington, West Sussex, BN16 2LT £495,000 (Freehold)

**Glyn-Jones**



**Realise your dream of living by the seaside with this end terraced coastal residence, delightfully positioned within a small cul-de-sac just off the seafront.**

Boasting the outstanding feature of SOUTHERLY FACING SEA VIEWS, this impressive freehold property really is a must-see for any buyer looking to purchase an affordable primary or additional home by the sea. Similarly, any investor looking to enter into the short-term holiday market could also be attracted by its wonderful position.

Briefly described, the internal accommodation comprises; three bedrooms; a generous sized living room with striking fireplace; stylish refitted kitchen; first floor bathroom and a ground floor shower room.

A well-enclosed garden is located to the rear of the property, which is 'larger-than-average' for this particular location and incorporates a hard-standing area beyond secure double gates, ideal for a boat. To the front there is a block paved driveway for enabling off road parking.

Additional benefits include; gas central heating; double glazing; two useful storage recesses; and an integral garage with power and internal access.



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6 Howards Way, Rustington, West Sussex BN16 2LT  
£495,000



The appealing setting of this property cannot be overstated, being within only 50 metres of Rustington's picturesque seafront and greensward, whilst its comprehensive village centre offering a vast array of shops, cafes, and restaurants, is found within an approximate distance of 0.75 mile.

Many other useful local amenities including doctor, dentist, and veterinary surgeries; the library; as well as several bus routes, are all located within a 0.75-mile radius. Furthermore, Angmering mainline railway station can be found in approximately 1.75 miles and provides a regular service to London Victoria via Gatwick.



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with this end terraced coastal residence...”

