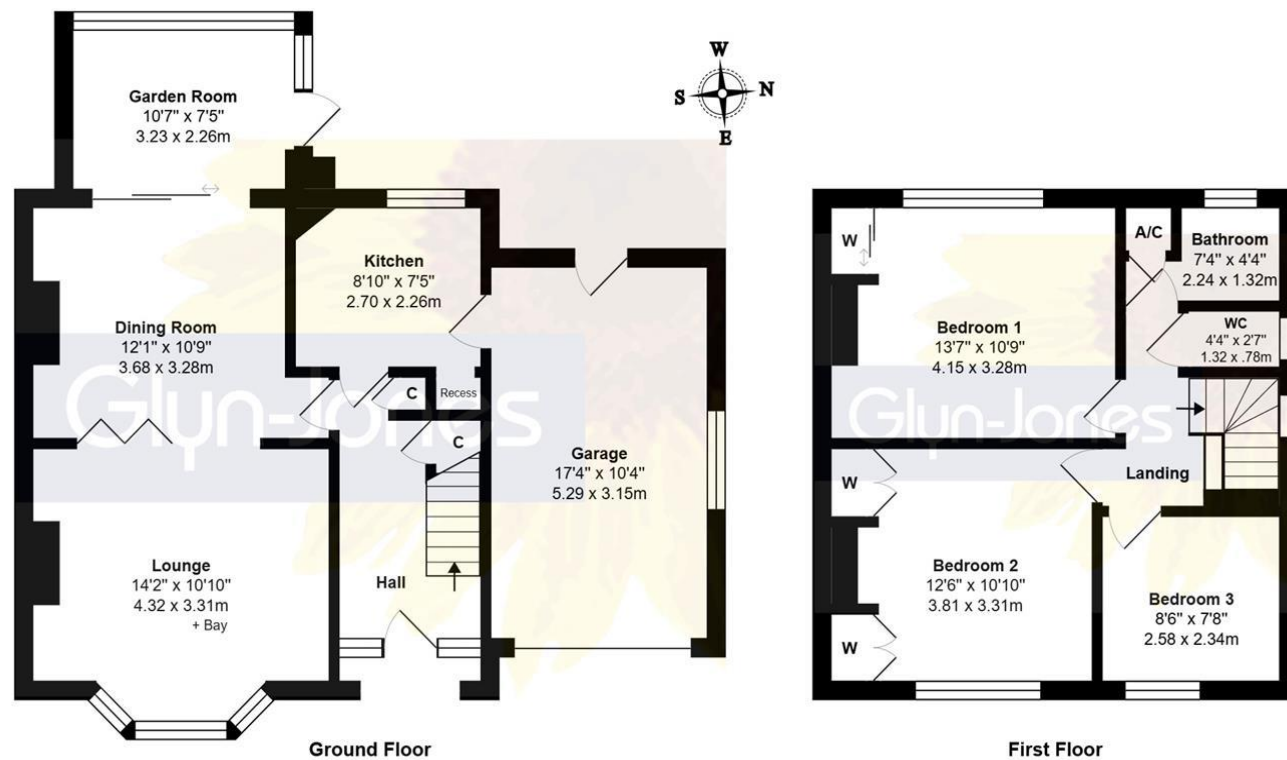


32 Old Manor Road, Rustington, West Sussex, BN16 3QS £450,000 (Freehold)

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this characterful 1930's semi-detached house, situated along an extremely popular tree-lined road within close proximity to the village centre.

Whilst some modification is required, the property is very presentable having benefited from some recent redecoration to the majority of the rooms, as well as receiving a newly resurfaced blocked paved driveway enabling considerable off-road parking. Moreover, there is great potential for expansion to the side and/or rear of the property, subject to planning consent.

Briefly described, the accommodation is configured with: three bedrooms; a spacious lounge/dining room with feature bay window; kitchen; garden room; bathroom, and a separate WC.

A notable feature is the sizeable west facing rear garden, which is mainly laid to lawn and encompasses an abundance of plants, bushes and trees.

Additional attributes include a striking arched entrance; gas central heating; double glazing, and an adjoining garage with power and light that can also be accessed from the rear garden.

Tenure: Freehold
Energy Efficiency Rating: D
Council Tax Band: D



Rustington Office
01903 770095
rustington@glyn-jones.com

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.



At an Average rating of

4.9/5 ★★★★★



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£450,000 (Freehold)



The convenient situation, adjacent to Rustington Community Primary School, cannot be overstated, with many of the village's principal amenities found in an approximate 0.5-mile radius, including; Westcourt Medical Centre, St Peter & St Paul's church, Rustington Library, and several bus stops where the renowned 700 bus service can be picked up.

Furthermore, the picturesque seafront can be found within an approximate distance of 1 mile, whilst two mainline railway stations - Angmering & Littlehampton - are both located in an equivalent distance of approximately 2.5 miles.

Rustington is delightfully located on the West Sussex coast, almost midway between the cities of Chichester and Brighton, and just south of the A259, the latter of which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



... A notable feature is sizeable west facing rear garden, which is mainly laid to lawn and encompasses an abundance of plants, bushes and trees.

