



Total Area: 1215 ft² ... 112.9 m²

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

Property Information

Tenure – Freehold

Maintenance Charge: There is an annual fee of £375.00 for the upkeep of a communal garden area adjacent to the car port.

Council Tax Band - D

Energy Efficiency Rating – C77



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 carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

4 Elm Farm Cottages, Old Manor Road, Rustington, West Sussex, BN16 3FD Guide Price: £465,000 – Freehold

Glyn-Jones



Spacious Semi-Detached House Built In 2009 | Three Double Bedrooms | Two Bathrooms | Spacious West Facing Lounge / Diner | West Facing Garden With 4m x 4m Workshop | Modern Kitchen And Shower Room/W.C | Master Bedroom With En-Suite | Ground Floor W.C | Popular Tree-Lined Road A Few Hundred Metres From Village Centre | Carport Parking Space Adjacent To House Plus Additional Space In Front | Vendors Suited And In A Complete Chain

A fantastic opportunity to own a spacious and attractive semi-detached house, built in 2009 on a popular tree-lined road just a few hundred metres from the thriving centre of Rustington village. This property boasts three double bedrooms spread over three floors, offering ample room for a growing family or those in need of extra space.

The house is very well presented throughout and features modern amenities, including a modern kitchen and a re-fitted shower room/w.c. The 4m x 4m workshop located at the bottom of the garden is equipped with power, light, and heaters, ideal for those looking for a creative space or extra storage.

Enjoy the convenience of a car port parking space adjacent to the house, as well as an additional parking space in front. The west facing garden is ideal for soaking up the sun and al fresco dining, with a side gate providing easy access to the parking area.



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Don't miss out on this fantastic property with a small low maintenance front garden, as the vendors are already suited and in a complete chain. Contact us now to arrange a viewing and secure your new dream home in the heart of Rustington village.

Location – Located just a quarter of a mile from the seafront, residents can enjoy leisurely walks along the shore and breathtaking coastal views. Angmering mainline railway station is approximately two miles away, providing direct access to London for commuters.

