

Broadmark Lane Rustington Littlehampton, BN16

Approximate Gross Internal Area = 1382 sq ft / 128.4 sq m

Garage = 118 sq ft / 11.0 sq m

Total = 1500 sq ft / 139.4 sq m



Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1180221)

Property Information

Tenure – Freehold

Council Tax Band - D

Energy Efficiency Rating – D57



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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61 Broadmark Lane, Rustington, West Sussex, BN16 2HJ £595,000 – Freehold

Glyn-Jones



Detached Chalet / Bungalow Situated On A Sizable Plot | Three / Four Bedrooms | Popular Road Close To Shops And Seafront | West Facing Lounge | Dining Room / Bedroom Four | Garden Room & Conservatory | Spacious Kitchen / Diner Overlooking Garden | Garage With Electric Roller Door And Lengthy Driveway | Gas Fired Central Heating | No Forward Chain

Nestled on a popular road in south Rustington, this detached chalet/bungalow offers a wonderful opportunity for those looking to put their own stamp on a property.

Boasting a spacious plot, this home features a 60ft x 50ft mature rear garden that provides a peaceful outdoor space to relax and unwind. The property is conveniently positioned, with Rustington's shops and the seafront just a short distance away in opposite directions.

Inside, the accommodation is deceptively spacious, offering three/four bedrooms, a dining room that can also be used as a fourth bedroom, and a generous 16'3 x 11'11 kitchen/diner that overlooks the garden. The property also features a dual aspect west facing living room, a ground floor shower room/w.c, a garden room, and a conservatory.

Upstairs, a spacious first floor bedroom awaits with an en-suite w.c and wash hand basin. Outside, the property includes a spacious front garden, a lengthy driveway, and a garage with an electric roller door.



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£595,000 – Freehold



Location - For those seeking convenience, this property is ideally located just 0.3 miles from both the seafront and Rustington shops. Additionally, Angmering station, offering direct routes to London, is only 1.4 miles away.



OFFERED FOR SALE WITH NO FORWARD CHAIN, this property presents a fantastic opportunity to create a bespoke family home in a desirable location. Don't miss out on the chance to view this charming property.

