



Total Area: 854 ft² ... 79.3 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

Council Tax Band: B
Energy Efficiency Rating: C
Tenure: Freehold



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.

48 Wolstenbury Road, Rustington,
West Sussex BN16 3LB
£275,000 (Freehold)

Glyn-Jones



A fantastic opportunity to purchase this extended end terrace house situated in a popular no-through road.

The property would benefit from some updating but offers bright and spacious accommodation comprising; three bedrooms, a spacious through lounge/dining room with access to the rear garden, extended kitchen, and a refitted first floor shower room/w.c.

Outside, to the rear is an enclosed low maintenance garden. A garage is located at the end of the garden, approached via a small compound. Double gates lead directly to the garden, providing additional parking. The front garden is laid to artificial lawn and enclosed by mature hedging.

Further benefits include: gas heating and double glazing. The property is also being sold with the benefit of no onward chain.



At an Average rating of **4.9/5** ★★★★★



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48 Wolstenbury Road, Rustington, West Sussex, BN16 3LB
£290,000 (Freehold)



Extended end terrace house, with accessible garage, offered for sale with no onward chain

The property is situated approximately 1 mile from Rustington's comprehensive village centre and within only a few hundred metres of local shops at Windmill parade. Furthermore, three popular primary schools and several bus routes can be found in close proximity. Notably, Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, can be found within approximately 1.5 miles

The A259 is also within easy reach and provides links to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing.

