



Total Area: 1188 ft² ... 110.3 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: C
Energy Efficiency Rating: D
Tenure: Freehold



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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**36 Angmering Way, Rustington,
West Sussex, BN16 3RA**
£460,000 (Freehold)

Glyn-Jones



It is our pleasure to present this exceptional semi-detached 'Chalet' style bungalow to the market following considerable refurbishment by the current owners.

The bright and well-appointed accommodation also offers a degree of flexibility, but is currently arranged with; three bedrooms, the larger of which is on the first floor and boasts an en suite bathroom; southerly facing lounge with feature open fireplace and bay window; a stylish refitted kitchen/dining room encompassing a range of integrated appliances; study/snug with 'French' style doors to the rear garden, and a contemporary four-piece family bathroom.

The aforementioned rear garden is sizeable and well-enclosed. In addition to the generous lawned area, there is an adjacent partially sheltered patio. The garden can also be accessed externally via a side gate from the driveway that enables off-road parking.

Further attributes include a partially enclosed front garden; gas central heating; uPVC double glazing, and updated floor coverings.



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“ ... three bedrooms, the larger of which is on the first floor and boasts an en suite bathroom ... ”

Angmering Way is conveniently situated for many useful local amenities, namely, Angmering mainline railway station; The Angmering School; Willow Green Surgery, and Sainsbury's superstore.

Furthermore, easy access is afforded to both the A259 as well as the renowned 700 bus service, the latter of which can be picked up along nearby Station Road.

Rustington is delightfully positioned along the West Sussex coast and boasts a picturesque seafront, as well as a comprehensive village centre boasting a vast array of shops, cafes, and restaurants; both of which are found within an equivalent distance of 1.25 miles.

