



19 The Parkway, Rustington  
West Sussex BN16 2BT

94 The Street, Rustington, West Sussex, BN16 3NJ

Tel: 01903 770095

Email: [rustington@glyn-jones.com](mailto:rustington@glyn-jones.com)

[www.glyn-jones.com](http://www.glyn-jones.com)





## 19 The Parkway, Rustington West Sussex BN16 2BT

An attractive, extended cottage style detached house, with a delightful mature garden, situated on the sought after private Sea Estate.

In our opinion, the property provides great scope for development, with potential for first floor enlargement, over the existing ground floor extension or other redevelopment of the plot, subject to planning consent and building regulations.

The well-planned accommodation, comprises in brief, on the ground floor: an entrance porch and square hallway, large sitting/dining room, separate lounge, kitchen, conservatory, rear porch and ground floor cloakroom. On the first floor there are three bedrooms and a bathroom. There is a generous south facing sun balcony, and a most attractive enclosed rear garden. To the front is a further open plan garden and a carriage driveway, providing off road parking, and access to the large detached garage.

Benefits include: double glazed windows with leaded lights, gas fired central heating, recently installed solar roof panels provide favourable low cost electricity and an energy efficiency rating of B.

Rustington's comprehensive village centre can be found within approximately half-a-mile, with a wide range of independent shops, a choice of supermarkets and further extensive amenities. Angmering mainline railway station is less than a mile and provides a regular service to Gatwick Airport and London Victoria (90 minutes).

The area benefits from a wide variety of recreational facilities including Angmering-on-Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton.

**£750,000 - Freehold**







## Accommodation

A uPVC front door opens to the **Entrance Porch**, with inner hardwood front door to **Hallway**, a staircase leads to the first floor, the floor is tiled. Adjacent to the front door is the **Ground Floor Cloakroom** with low level WC and wash hand basin

The spacious triple aspect **Sitting/Dining Room**, measures approximately 26'5 x 11' with windows to the east and west and glazed doors on the south leading to the conservatory, . A wood burning stove sits within the fireplace with a tiled hearth and the room enjoys the original herringbone wood block flooring. An archway leads to the separate **Lounge** 12'3 x 11'10, which forms part of the extension. There is a window to the front and patio doors leading to the pitched roof **Conservatory**, of brick and uPVC double glazed construction, with tiled floor and radiator, glazed double doors open to the rear garden.

The **Kitchen** 14'2 x 8' is accessed from the entrance hall, and is fitted out in light cream shaker style units with rolled top laminate worktops with inset 1½ bowl stainless steel sink unit. There are ample base and wall-mounted storage units, space and plumbing for washing machine, space for cooker with gas point and fridge freezer, the walls are part tiled and the floor is tiled. There is a large understairs storage cupboard. A uPVC door opens to a handy **Rear Porch** of uPVC double glazed construction giving access to the side driveway and rear garden.

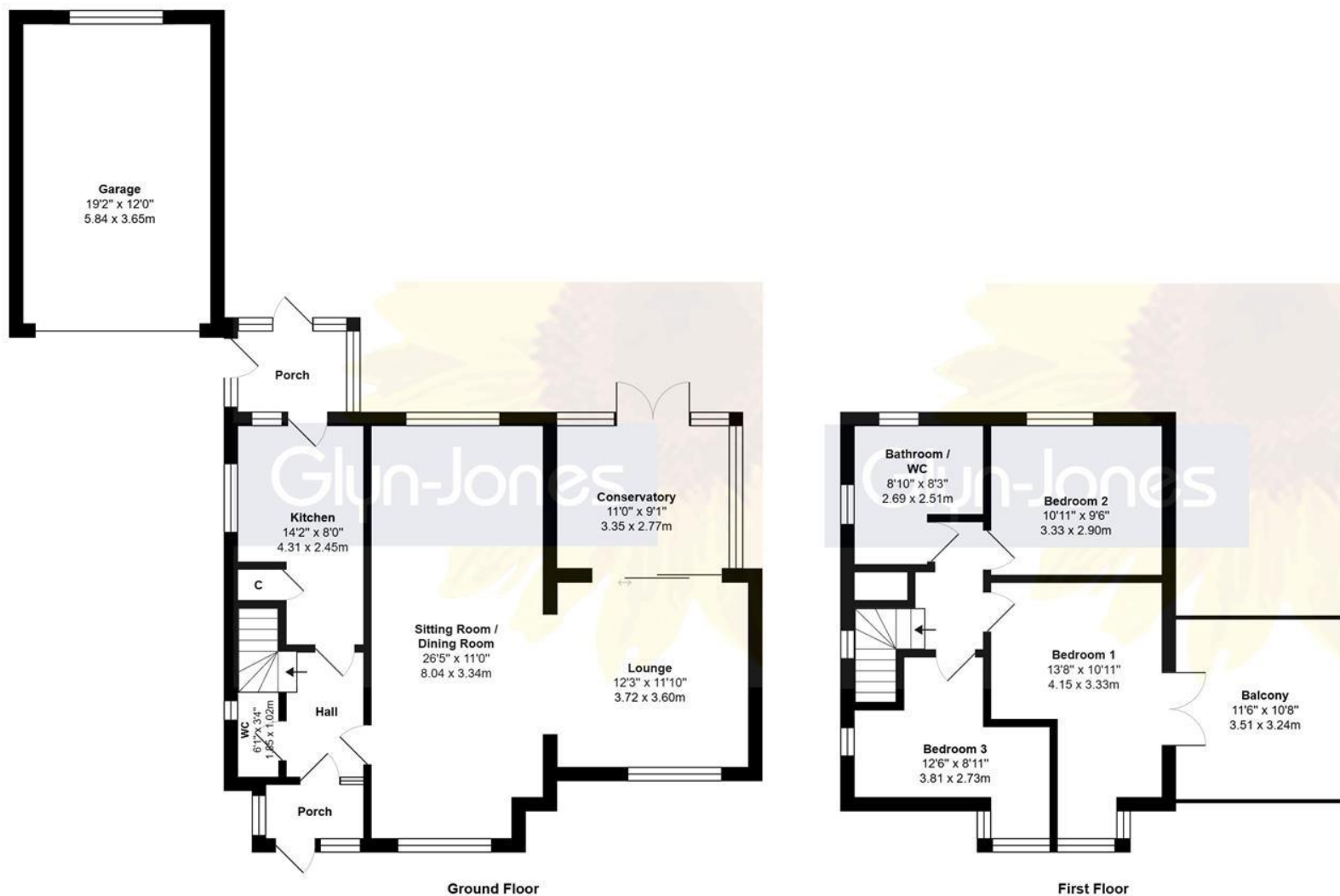
On the first floor are three **Double Bedrooms**, the principle bedrooms gives access via double doors to a large south facing **Sun Balcony**. Also on the first floor is a fully tiled **Bathroom/WC** with modern white suite.

## Outside

The delightful **Cottage Style Garden** is a particular feature of the property, measuring approx. 70' in length by 45' in width. The garden is exceptionally well stocked with an abundance of mature bushes, plants and shrubs, all enclosed with timber fencing and mature greenery providing a high degree of seclusion. The landscaped garden enjoys an area of lawn, a large shaped patio, a vegetable plot with greenhouse and a summer house with raised timber decking. The front garden is also laid to lawn, with an 'in and out' carriage driveway, providing ample off road parking.

**Detached Garage** situated to the side of the house, measuring approximately 19'2 in length, with power and light and a personal door to rear garden.





Total Approx. Floor Area 1537 ft<sup>2</sup> ... 142.8 m<sup>2</sup> (Including Garage, Excluding Balcony)

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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

Council Tax Band: E

Energy Performance Rating: B

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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.

