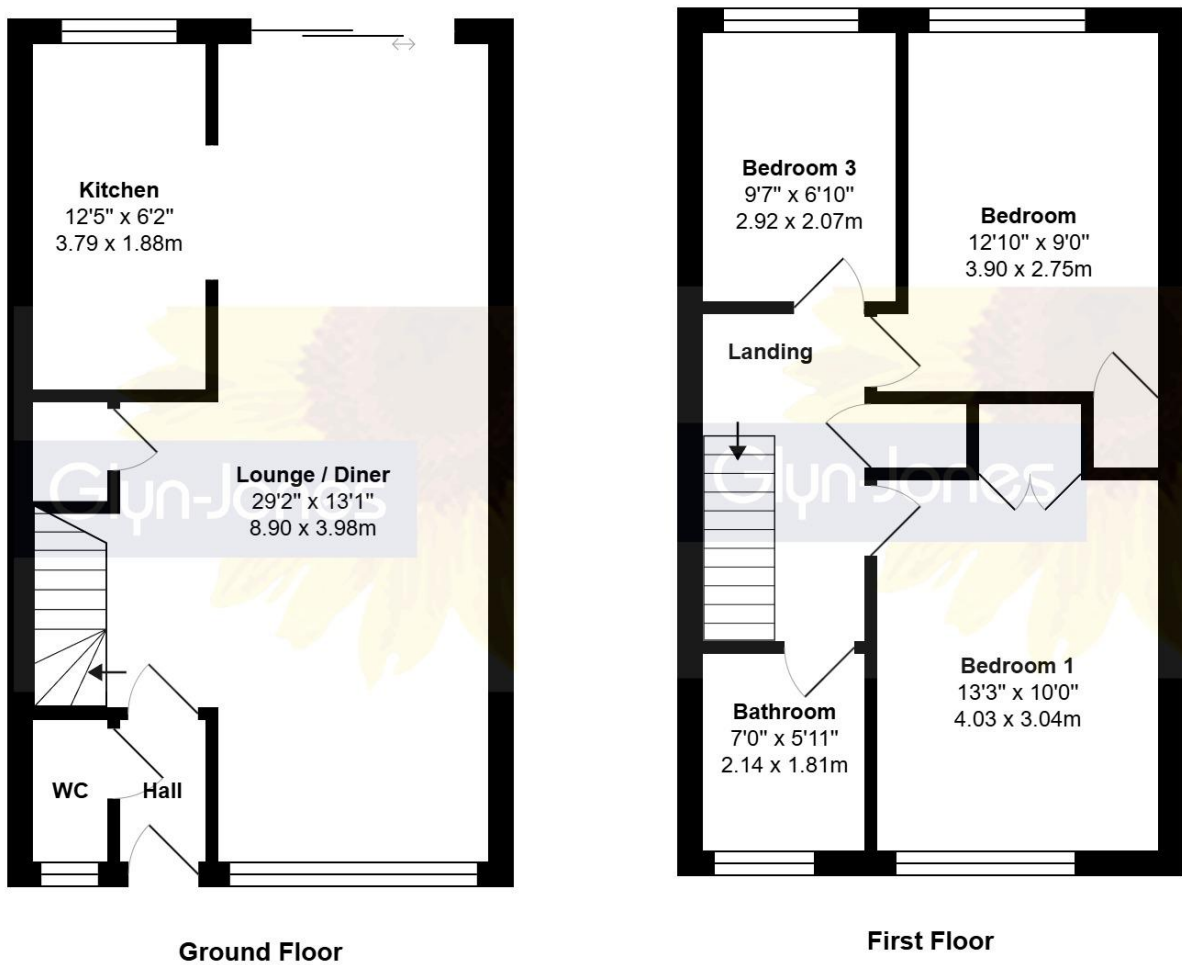


24 Dolphin Way
Rustington, West Sussex BN16 2EL
£385,000 - Freehold

Glyn-Jones



Total Area: 950 ft² ... 88.3 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 1st Image 2025

Council Tax Band – C Energy Efficiency Rating – C

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

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.



A rare opportunity to acquire a desirable modern terrace house located within approximately 100 yards of the seafront greensward and the foreshore.

An ideal holiday home, weekend retreat or permanent residence, this low maintenance property offers deceptively spacious accommodation, in an unrivalled position.

The accommodation comprises, on the ground floor; entrance hall, ground floor cloakroom, spacious lounge/dining room and kitchen. And, on the first floor; three bedrooms (two with wardrobes), and refurbished bathroom. Externally there is a low maintenance courtyard style rear garden and a brick built garage immediately to the rear of the property.

Particular features include; gas fired central heating (boiler replaced 2024), uPVC double glazed windows, contemporary refitted bathroom and cloakroom, and parquet flooring on the ground floor.

Offered for sale in generally good clean order, the property does offer some scope for improvement and would benefit from a new kitchen.



At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

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Outside –

There is a low maintenance, west facing, courtyard style rear garden, paved for ease of maintenance. A rear access gate leads to the garage compound and potential for more parking. The garden is well enclosed and secluded with mature shrub borders.

To the front is an open plan garden well stocked with an abundance of mature plants and shrubs.

Garage –

A brick built garage is conveniently located immediately to the rear of the property, with a personal door to the garden.

Location –

Dolphin Way is quiet residential road leading directly onto Rustington Beach and the seafront greensward. The greensward offers pleasant walks to either Littlehampton (west) or East Preston (east), with beach front cafes along the way.

Rustington village can be found less than a mile away and offers comprehensive services, including library, churches, doctors and dentists surgeries, and enjoys a wide range of shops, including Waitrose and many specialist retailers.

A good range of amenities and leisure facilities are close to hand, with Littlehampton Wave Swimming and Sports Centre approx. 1.3 miles distance.



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5



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