



Total Approx. Floor Area 683 ft² ... 63.5 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 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: C
Energy Efficiency Rating: C
Private Estate Fee: £410 per annum

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.



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.

**4 The Limes, Rustington,
West Sussex, BN16 3AH
£310,000 (Freehold)**

Glyn-Jones



Delightfully situated in a small private cul-de-sac close to the village centre is this modern style mid-terraced house.

Whether it be a first-time purchase or a downsize move towards retirement, this well-appointed property offers ideal accommodation for all age groups and is notably offered for sale with the benefit of NO ONWARD CHAIN.

Internally, the property is configured with; two double bedrooms; a spacious living room; fitted kitchen; conservatory; contemporary first-floor bathroom; and a ground floor cloakroom.

A further feature is the maintenance-friendly, southerly facing rear garden, which is larger-than-average for this location, and can be approach externally via a side path.

Additional benefits include; TWO ALLOCATED CAR PARKING SPACES; gas central heating; double glazing; and access to a very pleasant resident's garden at the end of the cul-de-sac.



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



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£310,000



“...maintenance-friendly, southerly facing rear garden, which is larger-than-average for this location ...”

The convenience of the location cannot be overstated, being within only 0.25 mile of Rustington's bustling village centre, with its comprehensive range of shops, restaurants, and numerous other amenities.

Public transport links are also close to hand, with bus routes operating along neighbouring Mill Lane, whilst Angmering mainline railway station, with its regular service to London Victoria via Gatwick, can be found in only approximately 1.5-mile.

Rustington is beautifully situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which enables a link to the towns of Bognor and Worthing.

