



Total Approx. Floor Area 982 ft² ... 91.2 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: D**  
**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 conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
01903 770095  
rustington@glyn-jones.com

**6 Mill Close, Rustington**  
**West Sussex, BN16 3HR**  
**£450,000 (Freehold)**

**Glyn-Jones**



**It is our pleasure to present this attractive detached bungalow to the market, pleasantly situated within a small cul-de-sac found in close proximity to the village centre.**

Notably, the property is being sold with NO ONWARD CHAIN and boasts the headline attribute of a delightful SOUTH FACING REAR GARDEN.

Internally, the accommodation is currently arranged with two-bedrooms and a study, although this could easily be reconfigured to provide for three-bedrooms. Additionally, there is a dual aspect lounge; conservatory; kitchen/breakfast room; bathroom; and a separate WC.

Further benefits include; gas central heating; double glazing; a long private driveway leading to a garage; and a large loft space offering fantastic potential to convert (subject to planning consent) as has been exploited by similar properties in the immediate area.



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The convenient setting enables easy access to many useful local amenities including, The Coppice doctors' surgery, Windmill shopping parade, Georgian Gardens CP school, and the A259; all of which can be found within an approximate 0.5-mile radius.

Public transport links are also close to hand, with bus routes operating along nearby 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, almost midway between the cities of Chichester and Brighton, and just south of the A259, the latter of which provides a link to the neighbouring towns of Bognor Regis and Worthing.

