



Total Area: 1088 ft² ... 101.1 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 Jlm 2024

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.



Rustington Office
01903 770095
rustington@glyn-jones.com

**22 Chanctonbury Road,
Rustington, West Sussex BN16 2LH**
Offers Over £300,000 (Freehold)

Glyn-Jones



A fantastic opportunity to purchase a property with no onward chain, occupying a sought-after location within close proximity of Rustington seafront. This end terrace house is in need of modernisation throughout, offering the perfect blank canvas for you to put your own stamp on it.

Situated on a popular road south of Rustington village, this modern property is just a short distance from the seafront. The potential to extend into the garage, as other houses nearby have done, provides the opportunity to create extra living space to suit your needs.

Inside, you will find three generous double bedrooms, a spacious lounge/dining room, and a kitchen waiting for your personal touch. The property also features a bathroom, separate w.c, sunroom, enclosed rear garden, private driveway, and garage.

With its prime location and versatile layout, the property offers the potential to create a lovely family home.



At an Average rating of

4.9/5 ★★★★★



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“occupying a sought-after road within close proximity of Rustington seafront.”

The popularity of the location cannot be overstated, being within only a few hundred yards from Rustington seafront and within half a mile of Rustington village centre, with its extensive range of independent shops, cafes, restaurants and Waitrose store and within a short distance to picturesque Mewsbrook park and the 'Wave' swimming and fitness centre.

Furthermore, three highly regarded primary schools are found within an approximate 1.25-mile radius, whilst, two mainline railway stations (Angmering and Littlehampton), can be found within an equivalent distance of approximately 2 miles, both of which provide a regular service to London Victoria via Gatwick. Notably, a local bus service operates along nearby Sea Lane.

Rustington is positioned centrally on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

