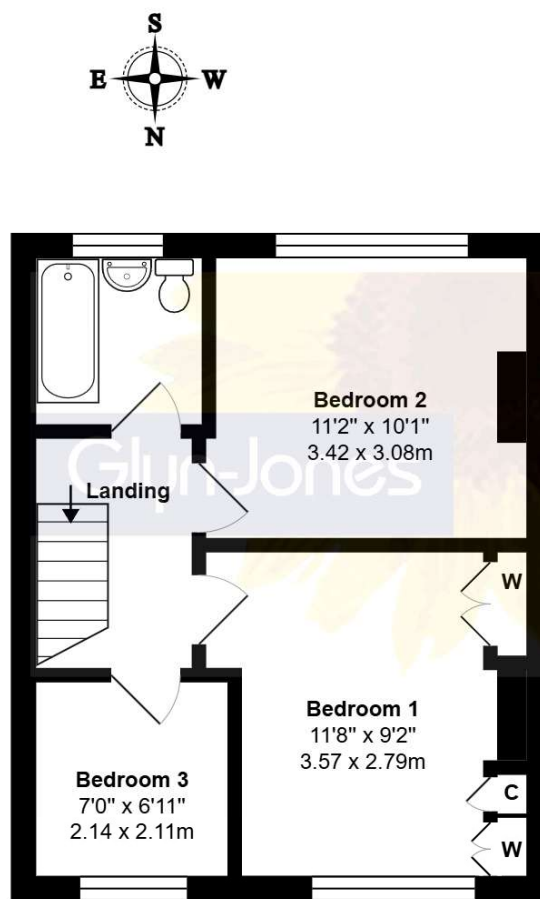


Ground Floor



First Floor

Total Approx. Floor Area 898 ft² ... 83.4 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

## Property Information

Tenure – Freehold

Energy Efficient Rating: C73

Council Tax Band: C



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.

**13 Walders Road, Rustington,  
West Sussex, BN16 3PE**  
**£390,000 – Freehold**

**Glyn-Jones**



Introducing this attractive extended end-of-terrace house located in the desirable village of Rustington. Boasting a spacious approximate 90ft south facing garden, this older style property offers three bedrooms, including a modern extended kitchen with French doors that lead out to the garden.

The kitchen was tastefully extended and refitted in 2019, featuring a sloping roof and ample natural light. The property also includes a generous 22'3 lounge/diner, allowing for comfortable living and entertaining. Other features include a bathroom/w.c, gas central heating with a recently replaced boiler (in January '25), and double glazing throughout.

Outside, the property provides a spacious driveway for off-road parking and a beautifully maintained garden with a patio area and various shrub borders. At the bottom of the garden, you'll find a 21'8 x 10'8 workshop/shed with power and light, offering a perfect space for hobbies or storage.

Don't miss the opportunity to view this wonderful property in Rustington. Contact us today to schedule a viewing.



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**13 Walders Road, Rustington, West Sussex, BN16 3PE**  
**£390,000 – Freehold**



Situated in a quiet cul-de-sac, this home is ideally located just half a mile from Rustington village centre, where you'll find a wide range of shops and amenities including a Waitrose Supermarket. Mewsbrook Park is located within 0.6 miles and a short distance further is the seafront where you can enjoy leisurely strolls. Rustington Community Primary School is located within 0.3 miles.

For commuters, Angmering train station is 1.7 miles away and provides direct routes to London. Furthermore, there is a bus stop within 200 yards of the property on North Lane (701 bus route).



*“Boasting a spacious approximate  
 90ft south facing garden”*



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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