



Ground Floor

First Floor

Total Area: 974 ft² ... 90.5 m² (Includes Garage)

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 2026

Tenure: Remainder of a 999 year lease

Service Charge: £194.85 half yearly 2025/26

Ground Rent: £16.00 per annum

Council Tax Band: C

Energy Efficiency Rating: tbc

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

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 conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

31 Arundel Garden, Rustington, West Sussex, BN16 3EH £270,000 (Leasehold)



Situated in the heart of Rustington village, this spacious two double bedroom terrace house enjoys a prime position within the ever-popular Church Farm Gardens. Overlooking beautifully maintained communal gardens, the property benefits from a pleasant outlook, while remaining just a short stroll from the array of amenities found in the vibrant village centre.

The accommodation is thoughtfully laid out to provide practical and comfortable living featuring a spacious double aspect lounge/dining room; kitchen with ample workspace and storage, while a ground floor cloakroom adds everyday convenience. Upstairs, are two generous double bedrooms both benefitting from built in wardrobes and a bathroom/w.c

The private rear garden is designed for low maintenance, being mostly paved and enclosed by fencing. The property also comes with a garage located in a nearby compound, ideal for secure parking or additional storage.

Additional features include; gas central heating and double glazing.

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The enviable setting is made all the more popular by its very close proximity to Rustington's comprehensive shopping parade and many of the village's principal amenities two GP surgeries, the library and St Peter & St Paul's church; all of which are found within an approximate 0.75-mile radius.

The picturesque seafront can also be found within only 1 mile. Public transport links are also conveniently close to hand, with the renowned 700 bus service operating through the village centre, and Angmering mainline railway station being just over 1 mile in distance.



 *pleasantly situated within the popular Church Farm Gardens development*

