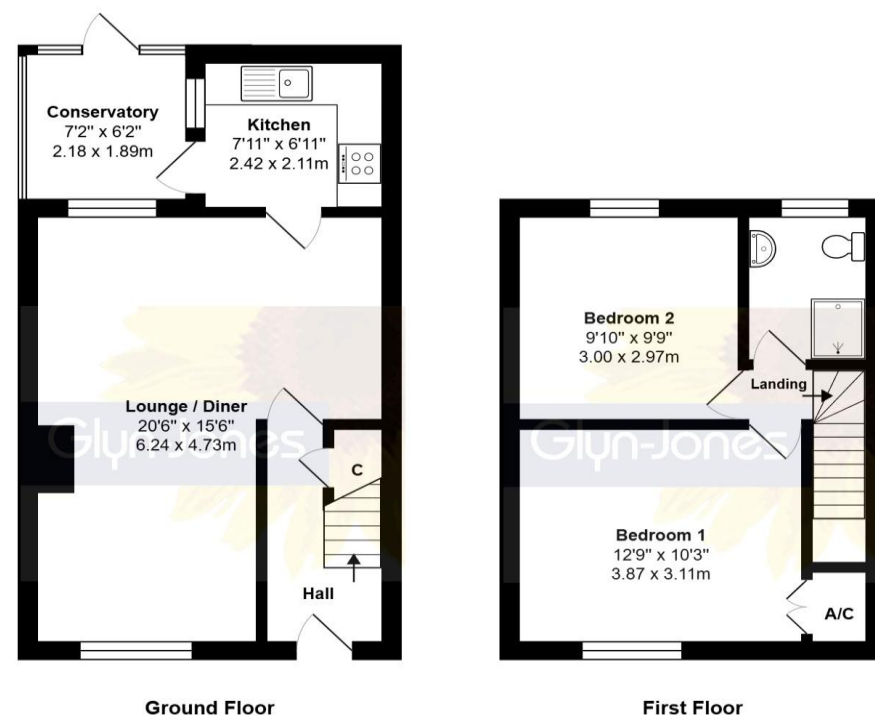




Total Area: 760 ft² ... 70.6 m²

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 1st Image 2026

Council Tax Band: B

Energy Efficiency Rating: D



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

**5 Wallace Road, Rustington, West
Sussex, BN16 3JZ**
£270,000 Freehold

Glyn-Jones



Situated within a popular no through road, this charming end terrace cottage presents an inviting blend of character and potential. With two well-proportioned double bedrooms, the property is perfect for couples, small families, or those seeking a peaceful village retreat.

Upon entering, you are greeted by a spacious lounge and dining area, featuring an attractive brick fire surround. The adjoining kitchen provides ample scope for personalisation, while a small conservatory to the rear allows you to enjoy picturesque views of the feature rear garden.

The property benefits from a practical shower room with W.C., gas central heating and double glazing throughout. One of the true highlights is the generous cottage-style rear garden. A mature collection of shrubs, a central gravelled path, and carefully stocked borders create a serene outdoor haven, complete with a paved seating area, greenhouse, and timber shed. The useful gated side access adds practicality, while the front garden, enclosed by classic picket fencing and interspersed with shrubs, enhances the property's welcoming curb appeal.

With no onward chain and scope to extend or modernise, this cottage is ready to be tailored to your tastes and requirements. Arrange a viewing today to appreciate everything this delightful property and Rustington have to offer.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

5 Wallace Road, Rustington, West Sussex, BN16 3JZ
£270,000



The property is situated approximately 0.5 miles from Rustington's comprehensive village centre with its extensive range of independent shops, cafés and restaurants and within only a few hundred metres of local shops at Windmill parade. Furthermore, three popular primary schools and several bus routes can be found in close proximity.

Notably, Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, can be found within approximately 1.5 miles The A259 is also within easy reach and provides links to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing.



*Charming end terrace cottage, offered for sale
with no onward chain*



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com