

Total Area: 904 ft² ... 84.0 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 2025

23 Dingley Road, Rustington
West Sussex, BN16 3PY
£325,000 (Freehold)



Tenure: Freehold

Energy Efficient Rating: D

Council Tax Band: C

Offered for sale with NO ONWARD CHAIN is this delightful end terraced house, situated within a popular residential location in close proximity to the village centre.

Briefly described, the accommodation comprises; three bedrooms*; living room; conservatory; kitchen; bathroom/WC; and a ground floor cloakroom.

A particular feature is the well-enclosed 'courtyard' style rear garden that provides direct access into a private garage, with electric 'up & over' door.

Additional attributes include; an enclosed entrance porch leading through to an entrance hall; gas central heating; double glazing; and an open-plan front garden.

***AGENT'S NOTE:** Bedroom three is, currently, arranged as a study, but could easily be returned to its original form.

WITH OVER...

At an Average rating of **4.9/5** ★★★★★

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 assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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The position of the property enables ease of access to Rustington's comprehensive shopping parade, as well as numerous other local amenities including; three primary schools; several pre-schools; Westcourt Medical Centre; and the library. Notably, the picturesque seafront is found within approximately 1-mile.

Public transport links are also close to hand, with the renowned 701 bus service operating along nearby The Street, and Angmering mainline railway station, which provides a regular service to London Victoria, can be found within approximately 1.5-miles.

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



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