



Total Approx. Floor Area 964 ft<sup>2</sup> ... 89.6 m<sup>2</sup>

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 JMJ 2025

## 19 The Crescent, Rustington West Sussex, BN16 2PU £450,000 – Freehold



### Property Information

**Tenure:** Freehold

**Energy Efficient Rating:** D

**Council Tax Band:** C

WITH OVER...



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

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  
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Located in the charming Rustington village, this extended detached bungalow offers a tranquil retreat for those seeking a peaceful lifestyle. Boasting two spacious bedrooms, including a large master bedroom with an en-suite bath/shower room, this property provides ample space for comfortable living.

Enter through the kitchen with a separate dining room, complete with French doors leading out to the larger than average west facing garden - perfect for enjoying the afternoon sun. The dual aspect lounge offers plenty of natural light, creating a warm and inviting atmosphere throughout the home.

The property also features an additional shower room/w.c, gas central heating, and double glazing, ensuring utmost comfort and convenience. Outside, a block-paved driveway provides ample parking space, while the garden is a true outdoor oasis with a patio, raised timber fish pond, summerhouse, and shed – ideal for summer barbecues and relaxing evenings.

With scope for improvement, this property allows the opportunity for customization and personalization to suit your taste and style. The property also has no forward chain so is therefore ideal for those seeking a swift hassle-free move.



At an Average rating of

**4.9/5** ★★★★★



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£450,000 (Freehold)



Situated in the sought after 'Poets Corner', the location of the property provides easy access to many important local amenities including; Rustington Village Centre with its wide range of independent shops, cafe's and restaurants; Westcourt Medical Centre; Mewsbrook Park, and Littlehampton Wave leisure centre. There is also a useful local bus service that operates along nearby Holmes Lane.

Furthermore, two mainline railway stations, located at Angmering and Littlehampton, can be found within an equivalent distance of 2 mile, both of which provide a regular service to London Victoria, via Gatwick.



*"No forward chain so is therefore ideal for those seeking a swift hassle free move"*



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

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



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