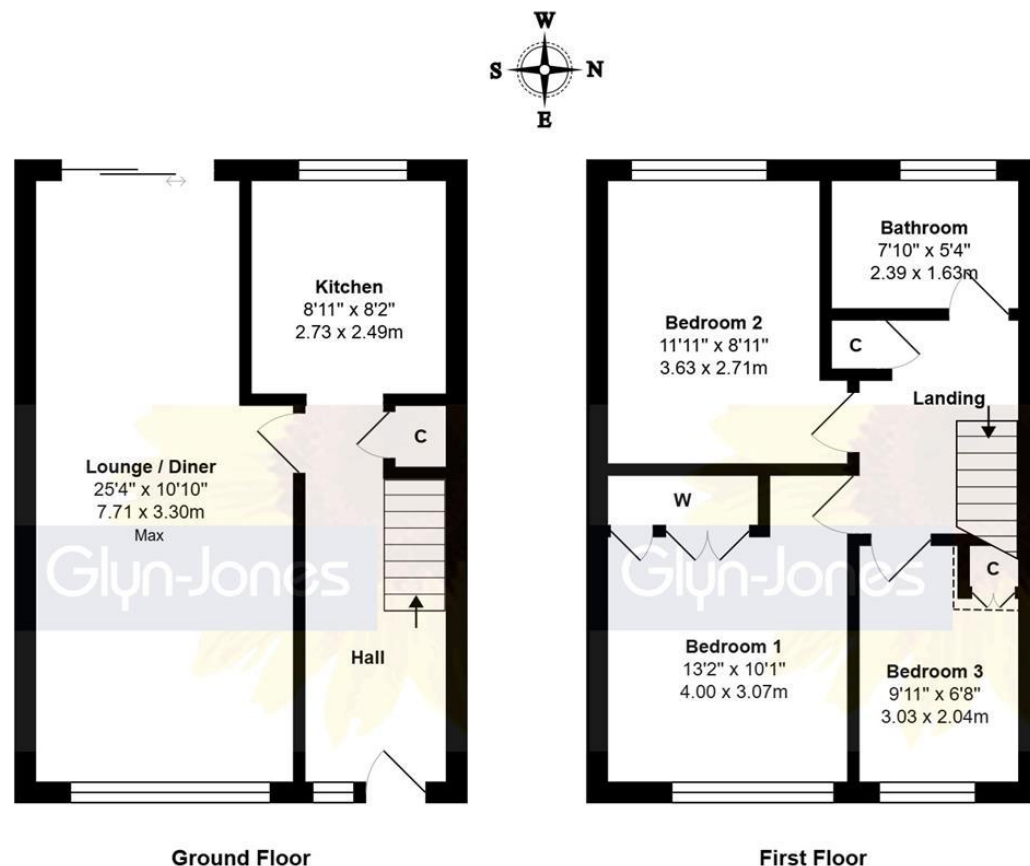


35 Hide Gardens, Rustington
 West Sussex, BN16 3NP
 £300,000 (Freehold)



Total Area: 874 ft² ... 81.2 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



Offered for sale with NO ONWARD CHAIN is this bright and deceptively spacious mid-terraced house, favourably situated in an off-road position within a popular residential location.

Internally, the property has been the subject of some recent redecoration and also benefits from brand new carpets in the majority of the rooms.

In brief, the accommodation comprises; three bedrooms; a generous lounge/dining room; kitchen; and a refitted bathroom (October 2025).

Outside, there is a well-enclosed rear garden boasting a westerly aspect, with secure gated access from the rear; an open-plan front garden; and a garage located in a nearby compound (felt roof replaced April 2025).

Additional benefits include a sizeable entrance hall; gas central heating via a recently upgraded boiler (Oct 2025); double glazing; and a delightful front aspect view.

Tenure: Freehold

Energy Efficient Rating: C

Council Tax Band: C

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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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35 Hide Gardens, Rustington, West Sussex, BN16 3NP


£300,000 (Freehold)

Hide Gardens is situated most conveniently for Rustington's comprehensive village centre and many of its important local amenities; specifically, two highly regarded community primary schools, Westcourt Medical Centre, and bus stops that run along North Lane.

The picturesque seafront is found in just over 1-mile, whilst Angmering mainline railway station, which affords a regular service to London Victoria via Gatwick, is located in approximately 2-miles distance.

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



 *...Internally, the property has been the subject of some recent redecoration and also benefits from brand new carpets in the majority of the rooms...*



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