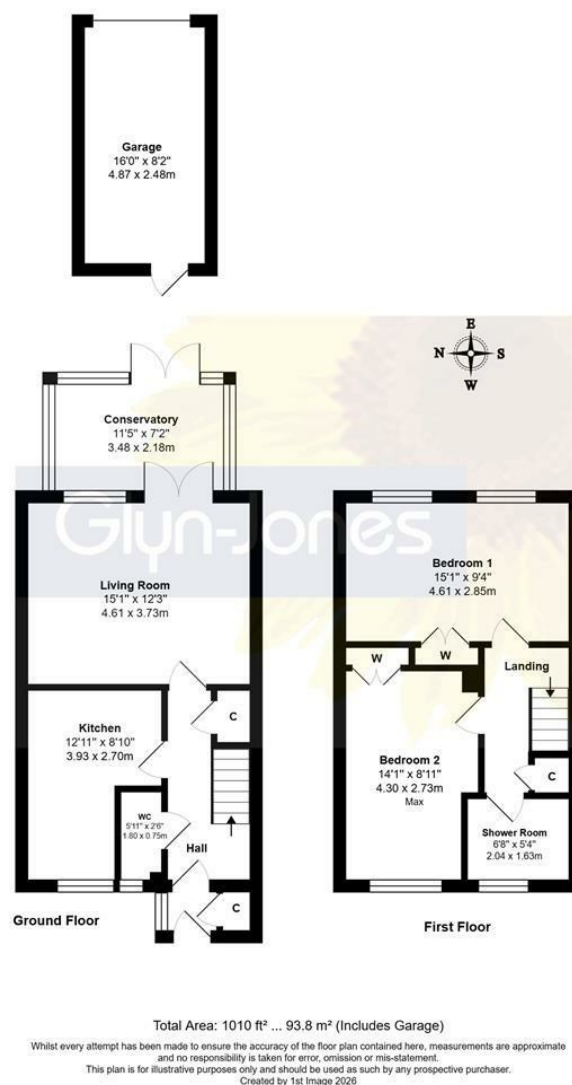




TENURE - Freehold

Council Tax Band: C
Energy Performance Rating:

AGENTS 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.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

21 Dingley Road, Rustington BN16 3PY

£305,000 - Freehold



- Mid-terraced House
- Living Room
- Conservatory
- Courtyard Style Rear Garden
- Close to Village Centre
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Modern Fitted Shower Room & G/Floor WC
- Garage (accessed from rear garden)
- EER: TBC

Introducing this deceptively spacious mid-terraced house to the market, delightfully positioned within an off-road location, close to the village centre.

Briefly described, the accommodation comprises; two double bedrooms, both of which benefit from recessed wardrobes; a generous living room that gives access to a conservatory; kitchen/breakfast room; contemporary first-floor shower room; and a ground floor cloakroom with modern fitted suite.

A particular feature of the property is its well-maintained 'courtyard' style rear garden boasting direct access into a private garage with electric roller door. There is also an open-plan area of garden to the front.

Additional attributes include gas central heating; uPVC double glazing; porch leading into a sizeable entrance hall; and a loft storage space housing a combination boiler accessed via a fitted ladder from the landing.

The convenient situation of the property is an important characteristic, enabling 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 only 1-mile.

Public transport links are also close to hand, with the renowned 701 bus service operating through nearby The Street, as well as Angmering mainline railway station, which provides a regular service to London Victoria, 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.

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

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

Glyn-Jones

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21 Dingley Road, Rustington, West Sussex, BN16 3PY

