



Total Approx. Floor Area 964 ft² ... 89.6 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 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 Jim 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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We are delighted to offer for sale this attractive EXTENDED DETACHED BUNGALOW, situated on the sought after 'Poets Corner'. This property provides spacious accommodation throughout, boasting an entrance hall; TWO DOUBLE BEDROOMS including a superb sized master bedroom with EN-SUITE bathroom (with bath and walk-in shower). There is a separate lounge which features a fireplace and dual aspect windows, a separate shower room and a kitchen/dining room with patio doors out to the rear garden.

A further attribute is the LARGE REAR GARDEN, ideal for families that needs plenty of outdoor space, or keen gardeners! It benefits from lawn, as well some patio space, greenhouse, summerhouse and storage shed. To the front of the bungalow there is a large block paved driveway which is gated and provides ample parking.

The property is also available with NO ONWARD CHAIN and in our opinion offers a lot of scope for further improvements.



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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”



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