



Total Area: 935 ft² ... 86.8 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

Council Tax Band: B

Energy Efficiency Rating: C



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

**17 Brendon Way, Rustington,
West Sussex, BN16 3PN**
£285,000 Guide Price (Freehold)

Glyn-Jones



Conveniently situated in the heart of Rustington, this modern three-bedroom terrace house presents a fantastic opportunity for a variety of buyers. Located in a popular residential area, the property is positioned within easy reach of Rustington's vibrant village centre, renowned for its array of independent shops, cafe's and restaurants. For those who enjoy the outdoors, the picturesque seafront is within walking distance, while close proximity to highly regarded local schools and leisure amenities makes this a superb choice for families.

The property itself offers spacious and versatile accommodation, comprising, entrance hall with generous storage and a convenient ground floor cloakroom. The lounge/dining room opens into a conservatory that overlooks the enclosed, good-sized rear garden.

The modern kitchen includes ample storage and workspace, whilst upstairs the roomy landing leads to three bedrooms, the main of which benefits from built in wardrobes; and a family bathroom.

The rear garden is of a good size, being laid mostly to lawn with paved patio and useful rear pedestrian access. The front garden is mostly paved for ease of maintenance. A garage with up and over door is located in a nearby compound

Further benefits include gas central heating, double glazing, and the added advantage of no onward chain.



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17 Brendon Way, Rustington, West Sussex, BN16 3PN
£285,000 Guide Price



Offered for sale with the benefit of no onward chain

Brendon Way is conveniently situated within less than a mile of Rustington's comprehensive village centre, with a wide variety of specialist shops, supermarkets, coffee bars, pubs and restaurants. Local schools are close to hand, with both North Lane and Summerlea primary schools, just a few hundred yards away.

Angmering mainline railway station can be found within 1.7 miles providing a regular service to London Victoria (90 minutes). The seafront along with many leisure facilities including the Littlehampton Wave Swimming centre and popular Mewsbrook Park can be found in approximately two miles.

