

22 Beverley Gardens,, Rustington

Guide Price £325,000 - Freehold

Glyn-Jones



- Attractive Semi-Detached House
- Three Bedrooms
- Kitchen
- West Facing Rear Garden
- No Onward Chain
- Popular No Through Road
- Lounge/Dining Room
- Bathroom & Ground Floor Cloakroom
- Garage
- Gas Heating

Set within a popular no through road this attractive bay fronted semi-detached house presents a fantastic opportunity for those seeking a home with potential. The property, available with no onward chain, occupies a convenient location in an area popular with families and professionals alike. The accommodation is well-proportioned throughout, boasting three generous bedrooms, and is an excellent opportunity for those seeking a home to make their own, as it would benefit from some updating. Inside, a welcoming entrance hall leads to a spacious lounge and dining area with attractive bay window. The kitchen, which provides direct access to the rear garden, presents plenty of scope for modernisation, while a convenient ground floor cloakroom adds to the practical layout. Upstairs, the property provides three bedrooms, complemented by a family bathroom. The low-maintenance rear garden is fully enclosed and affords a favoured westerly aspect, laid to lawn with useful, gated side access. A garage, located in a nearby compound, offers valuable parking or storage space, and the home also benefits from gas central heating and double glazing throughout.

The situation of the property not only allows easy access to Rustington's comprehensive village centre with its popular range of shops, cafes and restaurants, but also three highly regarded primary schools and two doctor's surgeries; all of which can be found within an approximate 1-mile radius. A useful small parade of shops is found at Windmill Parade along with a nearby M & S convenience store. Importantly, public transport is also close to hand, with several bus routes operating along Worthing Road, and Angmering mainline railway station located in approximately 1.5 miles; the latter of which supplies a regular service to London Victoria via Gatwick. 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 t

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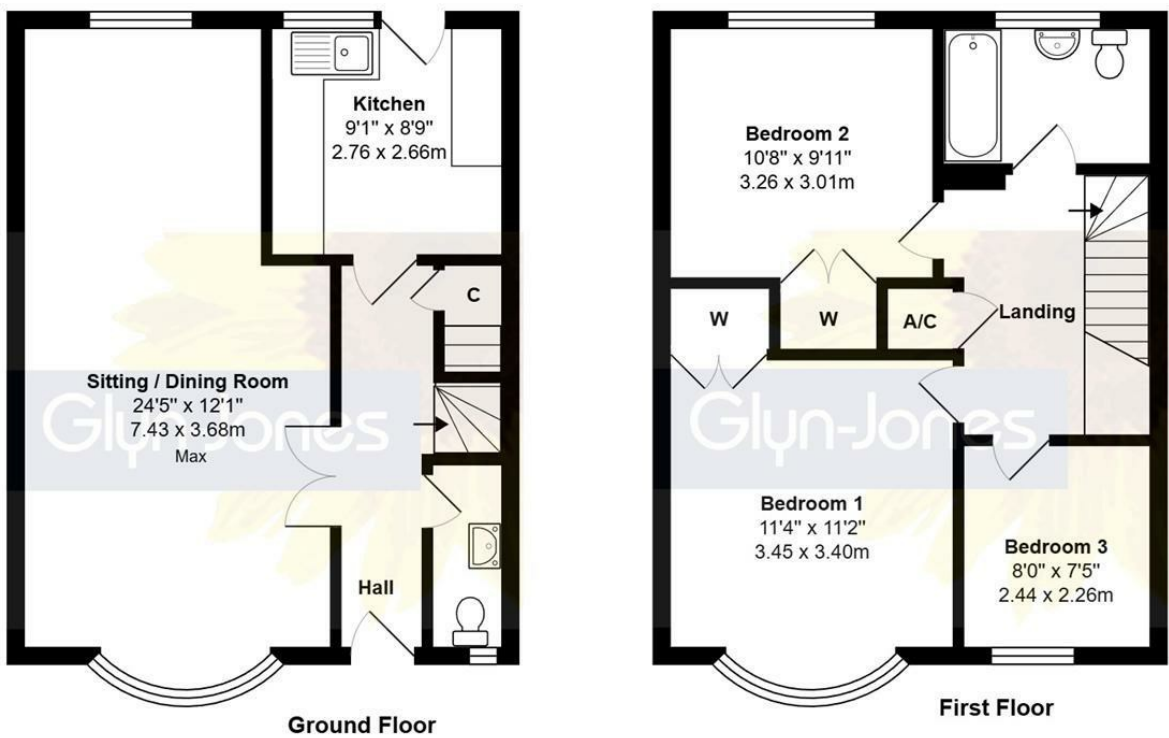
COMPANY REVIEWS

At an Average rating of

4.9/5

Glyn-Jones

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Rustington Office Sales
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Total Area: 936 ft² ... 87.0 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

TENURE - Freehold

Council Tax Band:
Energy Performance Rating: D

AGENT'S 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.

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COMPANY REVIEWS NOW RECEIVED

At an Average rating of

4.9/5



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