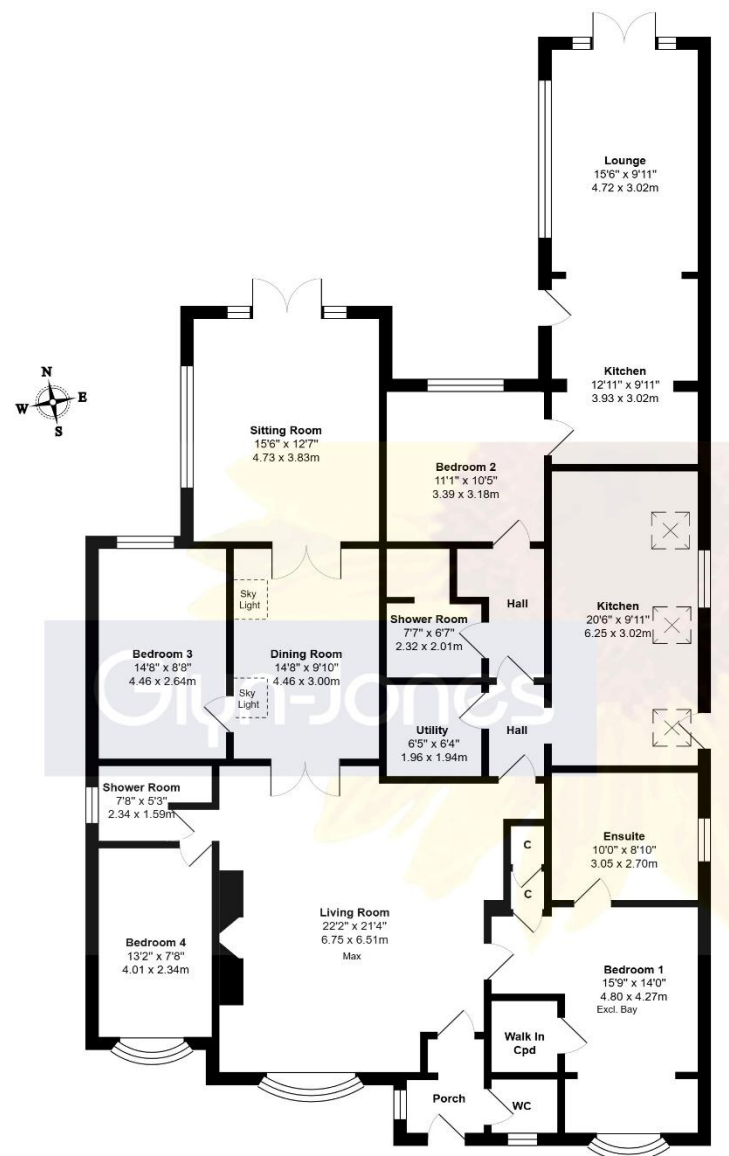




Total Area: 2250 ft² ... 209.0 m²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Council Tax Band: F
Energy Efficiency Rating: D

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

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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

**9 Manor Road, Rustington,
West Sussex, BN16 3QT
£699,950 (Freehold)**

Glyn-Jones



A rare opportunity has arisen with the marketing for sale of this significantly extended detached bungalow, boasting versatile accommodation, with the added potential for a self-contained annex, ideal for extended family living or a supplementary income (subject to any required consents).

Briefly described, this attractive home comprises; four bedrooms, the larger of which benefits from a sizeable en suite bathroom and built-in storage; three reception rooms, with the primary living room notably featuring a stunning open fireplace; a stylish kitchen/breakfast room, incorporating an attractive vaulted roof and skylight windows; an additional fitted kitchen opening through to a rear aspect lounge; two independent modern shower rooms; and a further separate WC.

The rear garden is a particular attribute; laid mainly to lawn, with gated access from both sides, and encompassing a timber outbuilding (currently arranged as a garden bar); a large, partially sheltered, area of decking, and an enclosed area of artificial grass adjacent to the rear of the property.

Further qualities include; gas central heating; 'Georgian' style double glazing, which includes three front aspect bow windows; some striking parquet flooring; a part boarded loft space with fitted ladder access; and off-road parking.

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

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

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www.glyn-jones.com

9 Manor Road, Rustington, West Sussex BN16 3QT
£699,950



*... with the added potential for a self-contained annex,
ideal for extended family living or a supplementary income
(subject to any required consents).*



The property is conveniently situated within a small cul-de-sac approximately 0.5-mile from the village centre and many other useful local amenities including two primary schools; Westcourt Medical Centre, St Peter & St Paul's church and Library. Rustington's picturesque seafront can be found within an approximate distance of 1-mile,

Furthermore, public transport links are close to hand, with bus routes operating along nearby North Lane and The Street, whilst two mainline railway stations (Angmering & Littlehampton) can both be found within an equivalent distance of approximately 2.5 miles.

