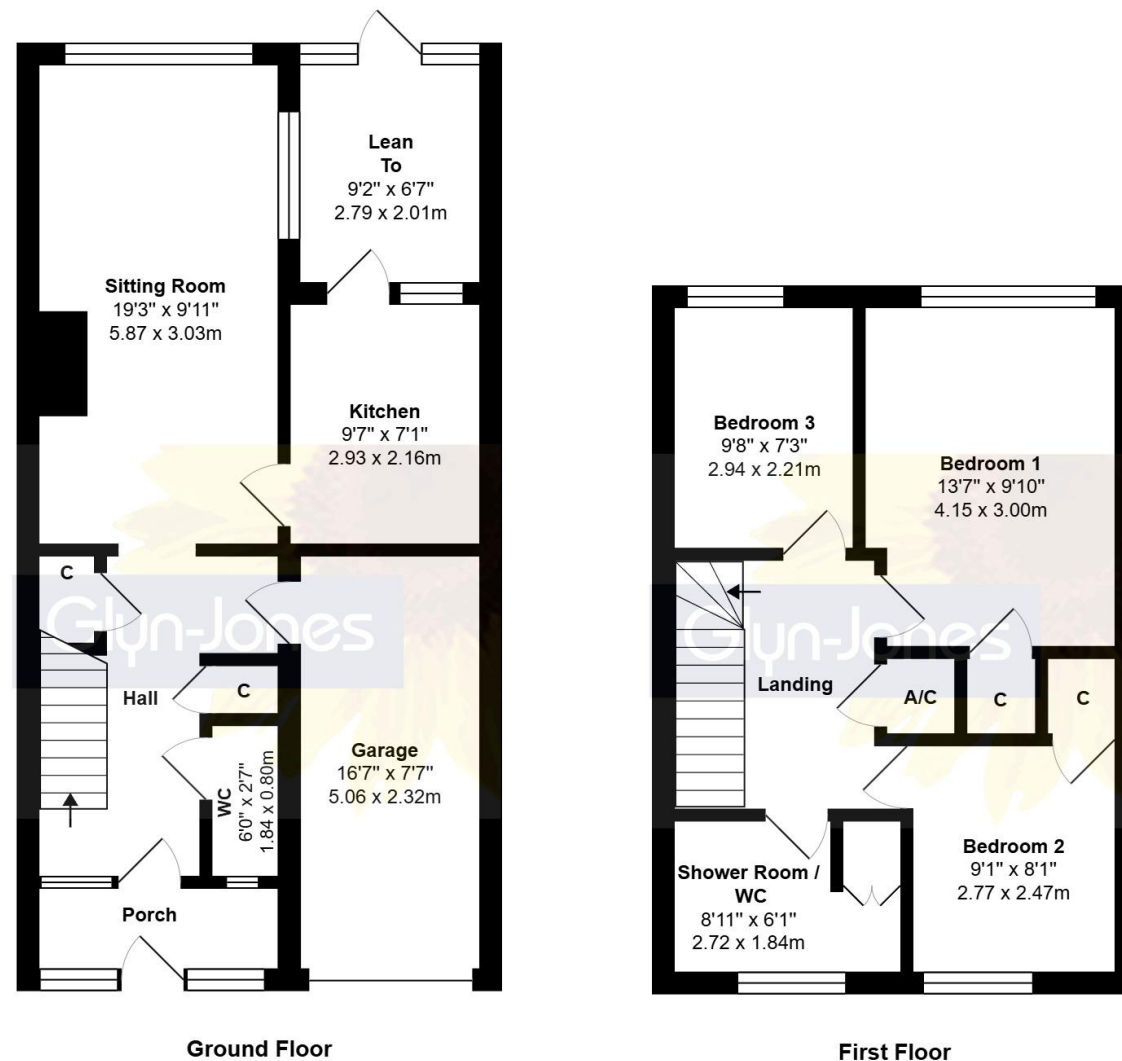


11 Byron Road Rustington, West Sussex BN16 2NZ £325,000 – Freehold



Total Area: 1118 ft² ... 103.9 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 – C

Energy Efficiency Rating – C (69)

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

WITH OVER...



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At an Average
rating of

4.9/5



Glyn-Jones

An extended terrace house with integral garage, situated in a quiet cul de sac on the sought after Poets Corner development, close to local schools and the village centre.

This popular terrace property offers deceptively spacious, well planned accommodation, comprising, on the ground floor: entrance porch, entrance hall, extended 19'3 sitting room with natural stone fireplace, fitted kitchen, lean to, ground floor cloakroom and integral garage. And, on the first floor: landing with access to loft space, 3 bedrooms (two with built in cupboards) and shower room/WC.

The property is well presented throughout, with particular features including: gas fired central heating, uPVC double glazing, a well-appointed kitchen in sage coloured units with some built-in appliances.

Externally there is a low maintenance west facing, courtyard style garden and a double driveway at the front proving off road parking for at least two vehicles.

The property is being sold with no on-going chain.

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94 The Street BN16 3NJ
01903 770095
rustington@glyn-jones.com

11 Byron Road, Rustington, West Sussex BN16 2NZ



Outside –

The rear garden is west facing and is of a low maintenance courtyard style, mainly laid to paving. The garden is enclosed by tall timber fencing with arear access gate and offers a high degree of privacy. In the corner is a timber garden shed.

To the front of the house is a concreted double width driveway with dropped curb, proving ample off road parking for at least two vehicles.

Integral Garage – A particular feature of the property is the integral garage providing a large storage area, with power and light and plumbing for a washing machine. Agents note – subject to normal building consents, this area could be converted to create further living accommodation, if required.

Location –

Byron Road is a quiet cul de sac, situated on the sought after Poets Corner. Rustington’s comprehensive shopping centre is less than half a mile, providing an extensive range of both national and independent retailers, including Waitrose and Iceland.

A choice of well-respected primary schools are close by and the village offers plenty of cafes and restaurants to choose from, along with churches and the village library. Dentists and Doctor’s surgeries are close to hand and the 700 bus stops close by, with a frequent service to Worthing, Brighton and villages between.

Angmering mainline railway station can be found within approximately 1.6 miles and the seafront is less than half that distance.



WITH OVER...
750
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REVIEWS
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At an Average
rating of **4.9/5** ★★★★★

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