



Total Area: 1098 ft<sup>2</sup> ... 102.0 m<sup>2</sup> (Includes Garage)

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

**Energy Efficient Rating:** D

**Council Tax Band:** E

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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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## 8 Dingley Road, Rustington

West Sussex, BN16 3PY

£440,000 (Freehold)



**Offered for sale with NO ONWARD CHAIN, this extended detached bungalow is perfectly positioned for ease of access to the village centre and its comprehensive shopping parade.**

Whilst modernisation is required, the property affords great potential for alteration owing to its deceptively spacious accommodation, integral garage, and generous plot size.

Briefly described, the current room arrangement comprises; two front aspect double bedrooms; an enlarged lounge/dining room; kitchen; conservatory; and a bathroom/WC.

A particular feature is the sizeable SOUTH FACING REAR GARDEN, which is well-enclosed and mainly laid to lawn. There is also a useful hard-standing area adjacent to the property that affords potential for additional secure parking and/or further expansion (subject to planning consent).

Additional attributes include a partially enclosed front garden, with adjacent off-road parking; gas central heating; and double glazing. The aforementioned garage boasts power, light, and access into the loft space.



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The central position of the property also enables easy access numerous important local amenities including; three primary schools; several pre-schools; Westcourt Medical Centre; and the library. Notably, the picturesque seafront is found within approximately 1-mile.

Public transport links are also close to hand, with the renowned 701 bus service operating along nearby The Street, and Angmering mainline railway station, which provides a regular service to London Victoria, can be found within approximately 1.5-miles.

Rustington is delightfully located on the West Sussex coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which affords a link to the larger neighbouring towns of Bognor Regis and Worthing.



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