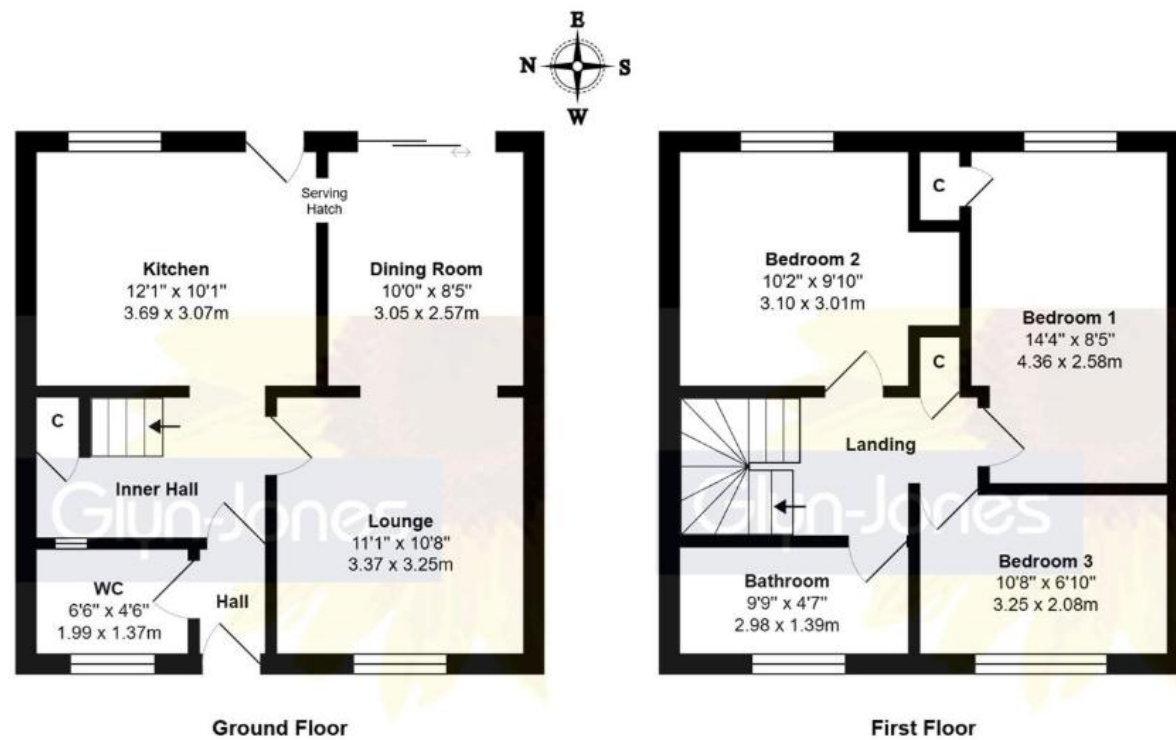


**66 Guildford Road, Rustington,
West Sussex, BN16 3JH
£295,000 (Freehold)**

Glyn-Jones



Total Area: 912 ft² ... 84.7 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: B
Energy Efficiency Rating: C**



Rustington Office
01903 770095
rustington@glyn-jones.com

Situated in a convenient location, this end-of-terrace house is now offered for sale with the appealing benefit of NO ONWARD CHAIN.

Briefly described, the accommodation comprises three bedrooms; open-plan lounge/dining room, with sliding door access to the rear garden; spacious kitchen; first-floor bathroom; and a generously sized downstairs cloakroom.

A particular feature of the property is the enclosed rear garden, which has been designed with ease of maintenance in mind, providing a pleasant outdoor space with minimal upkeep required.

Additional attributes include off-road parking immediately in front of the property; gas central heating; and uPVC double glazing.

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.



At an Average rating of

4.9/5 ★★★★★



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01903 770095
www.glyn-jones.com

66 Guildford Road, Rustington, West Sussex BN16 3JH
£295,000



 A three-bedroom end-of-terrace home with off-road parking, low-maintenance garden and NO ONWARD CHAIN.



The property is conveniently positioned for Angmering mainline railway station, Willow Green Surgery, Georgian Gardens CP School, Station Parade shops, and nearby bus stops; all found within approximately 0.5-miles.

Rustington village centre is approximately 1-mile away and offers a comprehensive range of shops and restaurants. The picturesque seafront and greensward are found within an equivalent distance.

Rustington is centrally situated on the West Sussex coast, just south of the A259, which provides a link to Bognor Regis and Worthing.

