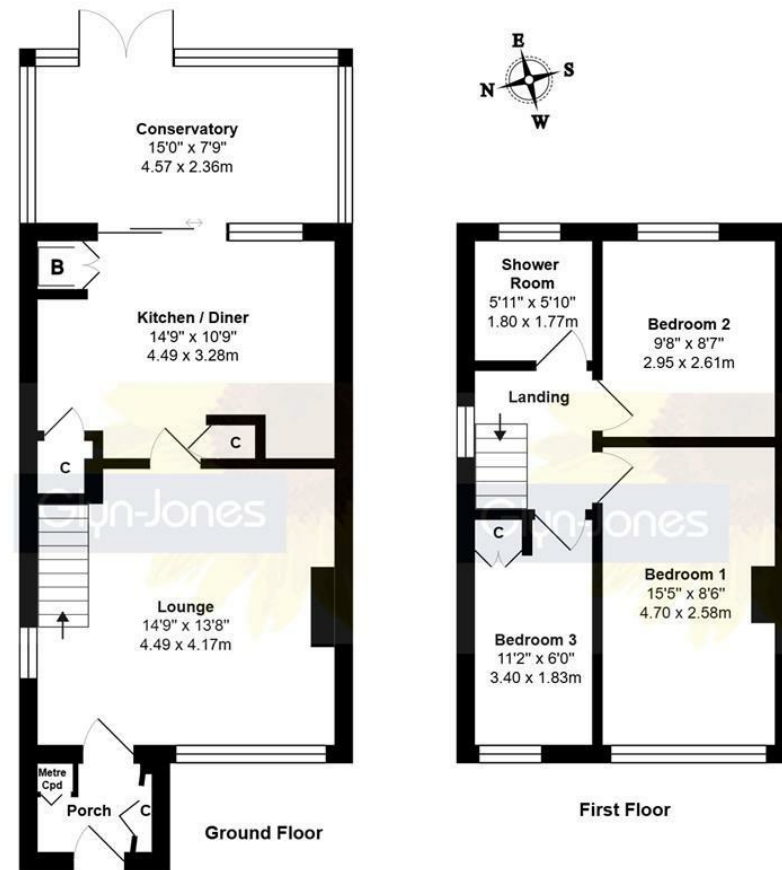


15 Kirdford Close, Rustington BN16 2LW

£310,000 - Freehold



Total Area: 900 ft² ... 83.6 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: C

Energy Performance Rating: D

AGENTS 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.

WITH OVER...



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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Semi-Detached House
- West Facing Lounge
- Conservatory
- Gas Central Heating & Double Glazing
- Garage & Off-road Parking
- Three Bedrooms
- Kitchen/Dining Room
- Shower Room/WC
- Well-enclosed Rear Garden
- EER:

A 1960's built, semi-detached house, situated in an off-road position and boasting a pleasant westerly outlook over a small green.

In brief, the accommodation comprises; three bedrooms; an open-plan lounge; kitchen/dining room; conservatory; and a first-floor shower room/WC.

Outside, there is a well-enclosed rear garden incorporating a variety of fruit trees, as well as two storage sheds, and secure side access. Furthermore, there is a picket fence enclosed front garden and a garage situated in a nearby block, with parking adjacent.

Additional benefits include a front entrance porch; gas central heating; double glazing; and access from the landing to a sizeable loft space.

The situation of the property enables easy access to the seafront (within 0.25-mile) and is only 0.75-miles distance from Rustington's comprehensive village centre, with its wide range of shops, cafes, restaurants, and numerous useful amenities.

Moreover, three highly regarded primary schools can be found within an approximate 1.25-mile radius, whilst two mainline railway stations (Angmering and Littlehampton) are within an equivalent distance of 2-miles, both of which provide a regular service to London Victoria via Gatwick. A useful local bus service can also be picked up along nearby Sea Lane.

Rustington is positioned centrally 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 the neighbouring towns of Bognor Regis and Worthing.



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



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