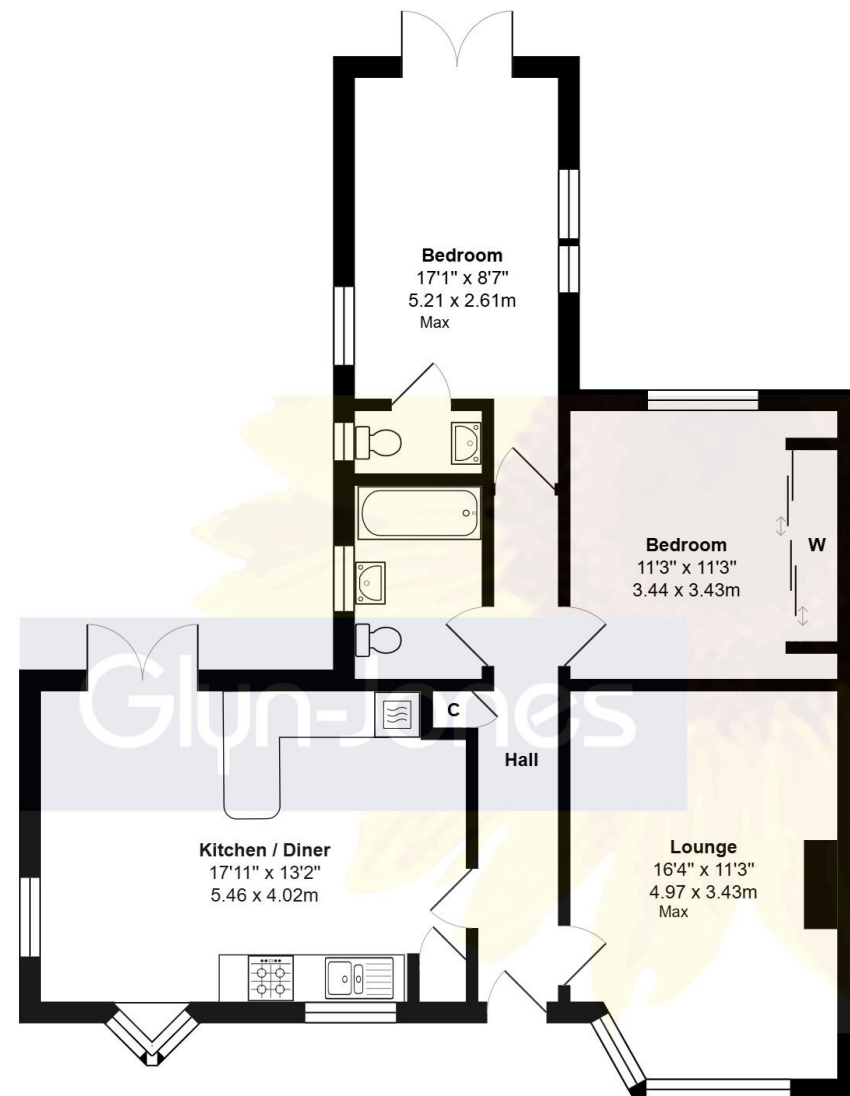




Total Area: 831 ft² ... 77.2 m²

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 – D(68)

**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

## 47 The Crescent, Rustington West Sussex BN16 2PF £465,000 – Freehold

Glyn-Jones



**An extended semi-detached bungalow, offering bright and spacious well-planned accommodation, favourably located on the popular Poets Corner development.**

This attractive semi-detached property has been extensively improved and updated in recent years and offers deceptively spacious accommodation, comprising: entrance hall with access to roof space and cloaks cupboard, sitting room with feature bay window and fireplace with gas fired log effect burning stove, extended triple aspect kitchen/dining room providing defined kitchen & dining areas, with access to the garden, two double bedrooms, ensuite WC to main bedroom, and separate bathroom with further WC.

The property is in our opinion presented to a high standard throughout, with particular features including: gas fired central heating, uPVC double glazing with leaded lights, a superb open plan kitchen/diner with extensive range of storage units, a breakfast bar and built in double oven and hob.

Externally there is an attractive mature rear garden and a double driveway to the front providing off road parking for at least two vehicles.

We would highly recommend internal viewing.

**WITH OVER...**



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At an Average  
rating of

4.9/5



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

22 Amberley Road, Rustington, West Sussex BN16 2EF



Outside –

The bungalow enjoys an attractive cottage style rear garden, mainly laid to lawn with well-stocked shrub borders, with an abundance of mature shrubs and plants, all well enclosed by tall timber fencing, providing a high degree of seclusion and privacy.

To the rear of the property is a paved patio that extends around to the side of the bungalow, with a plastic garden shed.

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

There is a small lawned front garden and a further area of lawn with shrub border to the side.

**Location –** The Crescent is located within the sought after Poets Corner area of Rustington, to the south west of the village. The village centre can be found within less than a mile, with its comprehensive amenities, including library, churches, doctors and dentists surgeries, and a wide range of both independent and national retailers, including Waitrose and Iceland.

The seafront is within just half a mile providing a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure Centre and Mewsbrook Park are both approximately one mile away, and other leisure activities are also close to hand, including Angmering-on-Sea Tennis Club, sailing at East Preston, and established golf courses at Ham Manor and Littlehampton.

A regular coastal bus service provide good links to neighbouring towns and villages, and Angmering mainline station is approximately 2 miles, with a regular service to Gatwick Airport and London Victoria.



WITH OVER...

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