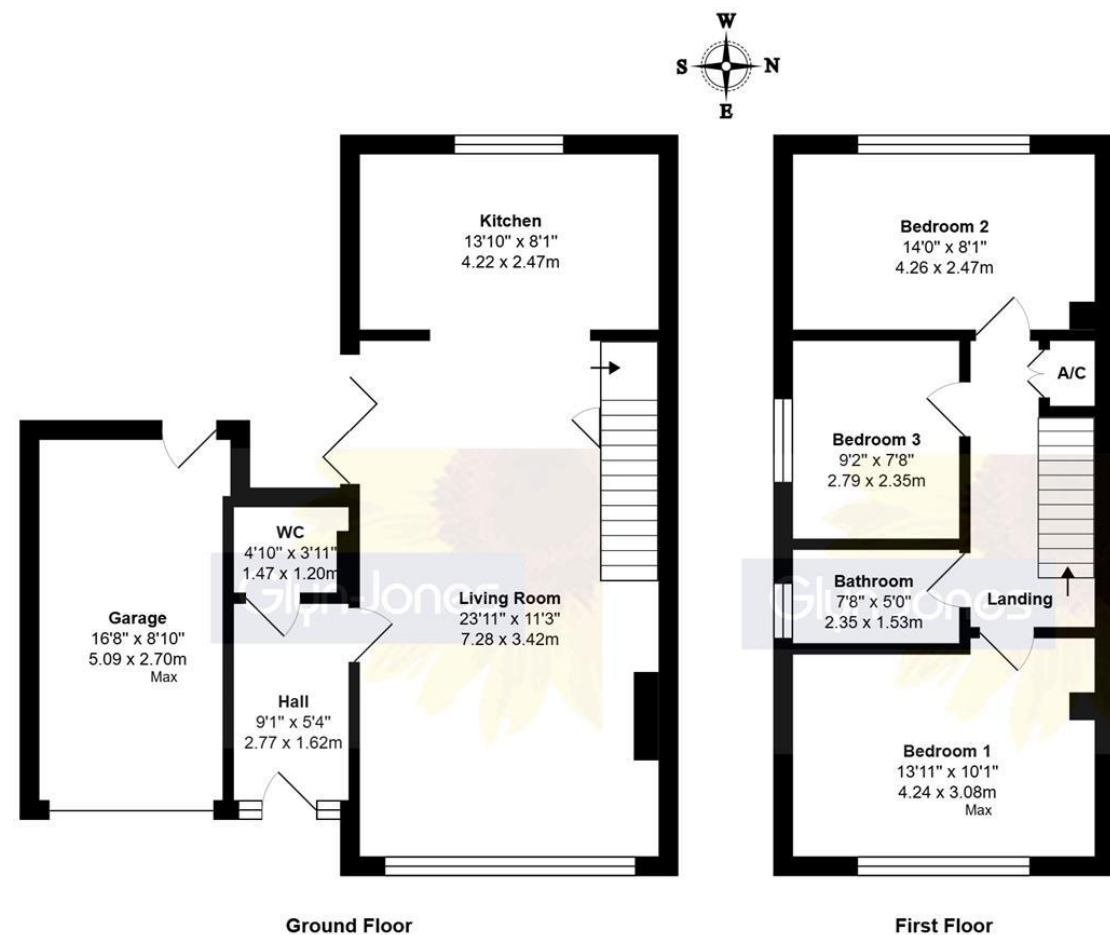




Total Area: 1134 ft² ... 105.4 m² (Includes Garage)

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:** D



Rustington Office  
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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.

**Chanctonbury Road, Rustington**  
**West Sussex, BN16 2LH**  
**£450,000 Guide Price (Freehold)**

**Glyn-Jones**



**It is our pleasure to present this 1960's built, link-detached house to the market, situated within a highly regarded residential location, close to the seafront.**

Having been the subject of extensive refurbishment over the last 3-years by the current owner, the bright and well-appointed accommodation comprises; three bedrooms; feature open-plan living room/kitchen encompassing wood burner, bifold doors to the rear garden, and a stylish range of kitchen units/integrated appliances; contemporary first-floor bathroom; and a ground floor cloakroom.

The well-enclosed rear garden is a notable attribute; primarily laid to lawn, with a raised paved patio, and surrounding well-stocked borders offering a variety of plants and trees. Rear access is also afforded to the adjoining garage that boasts light and power.

Additional benefits include off-road parking adjacent to the garage; a generous entrance hall; gas central heating via a combination boiler system; double glazing; and modern floor coverings throughout.



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



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Chanctonbury Road, Rustington, West Sussex, BN16 2LH  
£450,000 Guide Price (Freehold)



*...feature open-plan living room/kitchen encompassing wood burner, bifold doors to the rear garden, and a stylish range of kitchen units/integrated appliances...*



The popularity of the location is another important characteristic, not only for being in easy reach of the picturesque seafront, but also due to Rustington's comprehensive village centre being within only approximately 0.75-miles distance.

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



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5



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