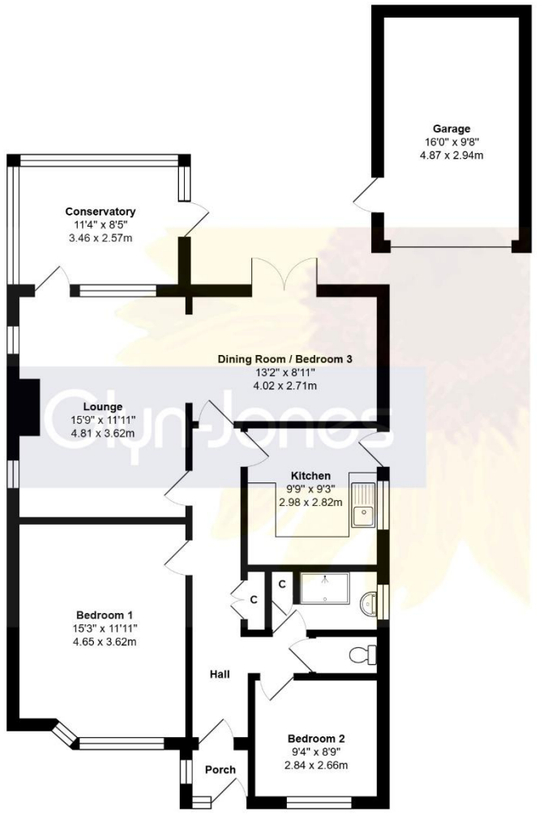

Total Approx.Floor Area 1120 ft² ... 104.0 m² (Includes Garage)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Council Tax Band: D
Energy Efficiency Rating: D

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED

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

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

48 Fircroft Crescent, Rustington, West Sussex, BN16 3HT

£440,000 (Freehold)

Glyn-Jones

Situated in a sought-after residential area close to the heart of Rustington village, this spacious older style detached bungalow presents an opportunity for those seeking a comfortable and well-proportioned property in a popular location.

Boasting two double bedrooms, the bungalow features a well-proportioned lounge and a separate dining room/third bedroom both of which overlook the beautifully enclosed west-facing rear garden—perfect for enjoying the afternoon sun. The conservatory, accessible directly from the lounge also affords views of the garden all year round. In addition, there is a separate kitchen, shower room and w.c

Outdoors, the enclosed rear garden benefits from a favoured westerly aspect and affords a good deal of privacy. Being laid to lawn with paved seating areas, two timber sheds and gated side access. A large block paved driveway provides plenty of parking, as well as the benefit of a detached garage with light and power.

Further features include gas central heating, double glazing, and the added benefit of no ongoing chain.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

Glyn-Jones

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01903 770095
www.glyn-jones.com

48 Fircroft Crescent, Rustington, West Sussex, BN16 3HT

£440,000 (Freehold)

"Spacious detached bungalow with feature west facing rear garden"

The property is in a highly regarded residential location on the immediate outskirts of the village centre approximately one mile from the comprehensive shopping parade also featuring a variety of independent cafés and restaurants, library and other important local amenities. Whilst the seafront and promenade can be found within approximately two miles.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and situated just south of the A259 which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 1.5 miles and provides a regular service to London Victoria via Gatwick.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5 Glyn-Jones

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