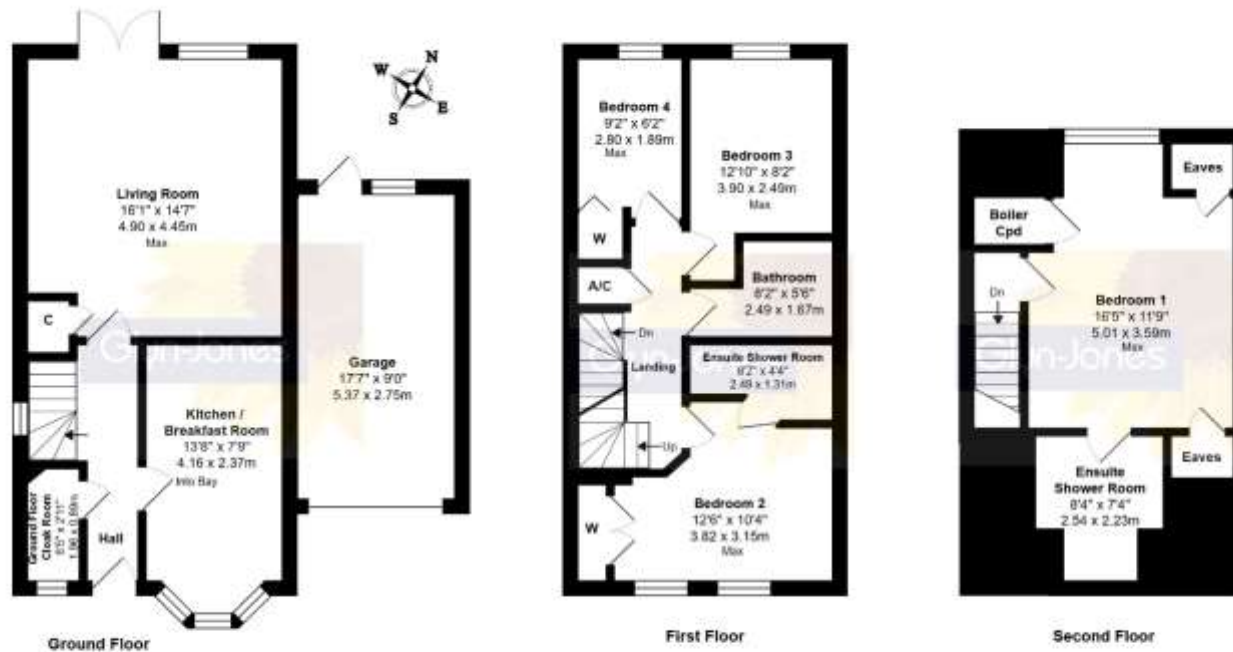


**47 The Leas, Rustington,
West Sussex, BN16 3SE
£415,000 (Freehold)**

Glyn-Jones



Total Area: 1363 ft² ... 126.6 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.



**Council Tax Band: D
Energy Efficiency Rating: C
Estate Fee: £160.00 per annum (2026)**

Constructed by reputable local builders, Hargreaves, this deceptively spacious home offers well-presented and deceptively spacious accommodation arranged over three floors, ideal for modern family living.

Briefly described, the room configuration comprises; four bedrooms, two of which benefit from en suite shower rooms; a generous sized living room, with 'French' style doors leading to the rear garden; a fitted kitchen/breakfast room with feature bay window and a range of integrated appliances; family bathroom with modern white suite; and a ground floor cloakroom.

A particular feature is the attractive and well-enclosed rear garden, laid primarily to lawn, but also incorporating a shaped porcelain tiled patio, as well as rear access into an adjoining garage with power and overhead storage.

Additional attributes include; an open-plan front garden with adjacent off-road parking; a supplementary parking space nearby; gas central heating; double glazing; and an array of built-in storage.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com

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... **500** COMPANY REVIEWS

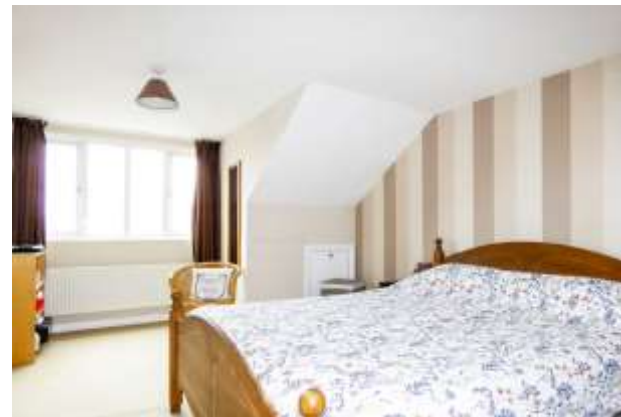
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47 The Leas, Rustington, West Sussex BN16 3SE

£415,000



The Leas is conveniently situated for many useful local amenities; namely, Angmering mainline railway station, The Angmering School, Willow Green Surgery, and Sainsbury's superstore.

Moreover, easy access is also afforded to both the A259 and the renowned 701 bus service, the latter of which operates along neighbouring Station Road.

Rustington is delightfully positioned along the West Sussex coast and boasts a picturesque seafront, as well as a comprehensive village centre offering a vast array of shops, cafes and restaurants; both of which are found within an equivalent distance of 1.5 miles.



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WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

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