

**32 Walders Road, Rustington,
West Sussex, BN16 3PE
£367,500 (Freehold)**



Total Approx. Floor Area 1083 ft² ... 100.6 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 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 2005

**Council Tax Band: D
Energy Efficiency Rating: D
Tenure: Freehold**



Offered for sale with NO ONWARD CHAIN is this extended detached 'chalet' style bungalow, located at the end of a 'no through' road, within close proximity to the village centre.

This deceptively spacious property has been the subject of some improvement including an updated shower room and kitchen (approx. 2019), along with receiving redecoration throughout this year, yet there still remains scope for modification.

Alongside the above-mentioned, there are three bedrooms, one of which is located on the ground floor; a full length and triple aspect lounge/dining room encompassing a staircase to the first floor; separate dining room; and utility room.

A particular feature of the property is the generous and well-enclosed rear garden, which is mainly laid to lawn and incorporates a brick-built storage shed.

Additional benefits include; gas central heating; double glazing; and off-road parking to the front of the property.

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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.



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01903 770095
rustington@glyn-jones.com

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The situation of the property notably affords easy access to two highly regarded community primary schools, as well as Westcourt Medical Centre, and bus stops that run along North Lane where the renowned 701 service can be picked up. Furthermore, Angmering mainline railway station can be found within approximately 2-miles, offering a regular service to London Victoria via Gatwick.

Rustington is centrally situated 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 larger neighbouring towns of Bognor Regis and Worthing.



...generous and well-enclosed rear garden, which is mainly laid to lawn and incorporates a large workshop...



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