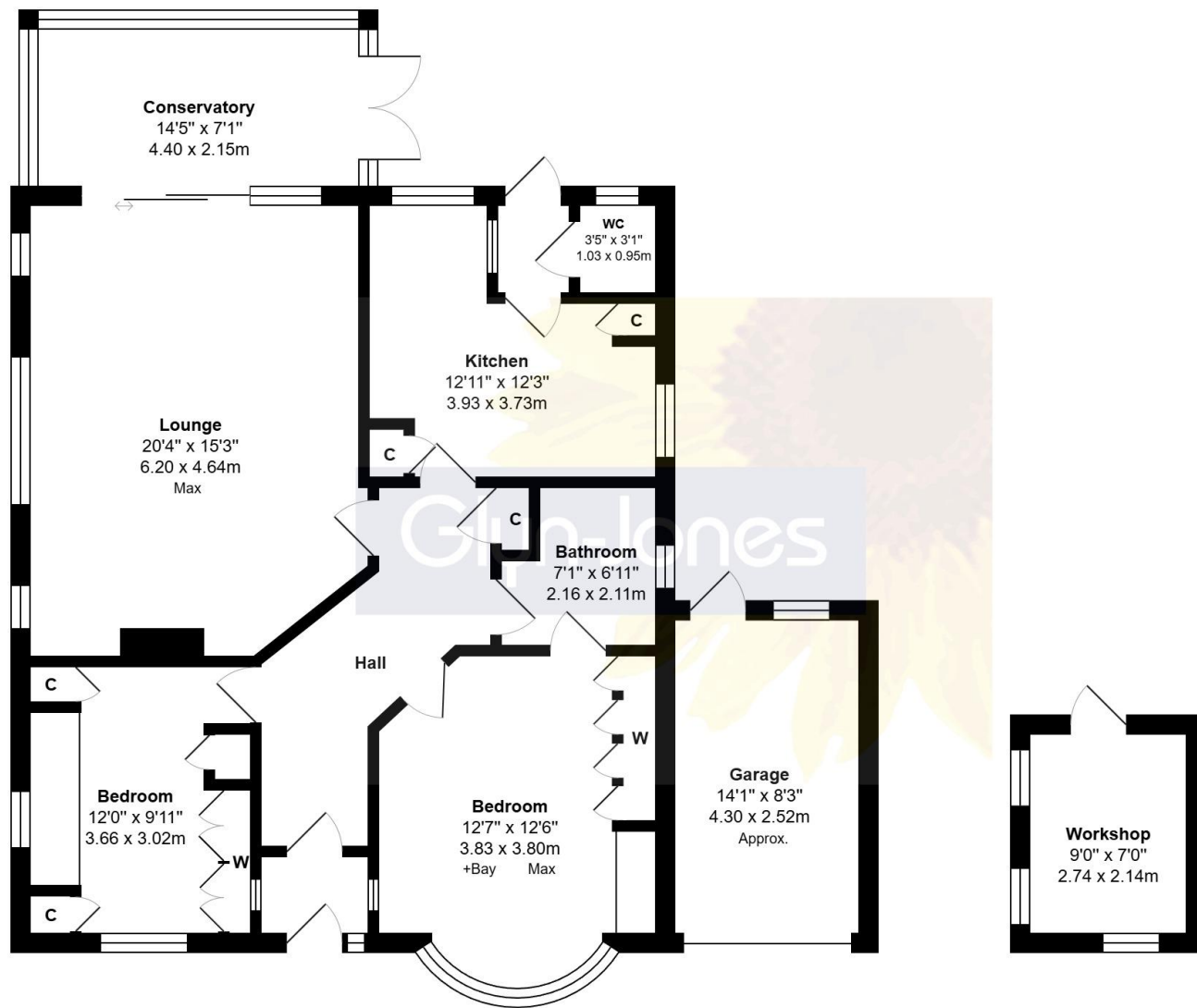


22 Amberley Road, Rustington West Sussex BN16 2EF

£575,000 – Freehold

Glyn-Jones



Total Area: 1249 ft² ... 116.0 m² (Includes Garage & Workshop)

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 – E (54)

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
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4.9/5



Glyn-Jones

An attractive Detached Bungalow, conveniently located in a private road, on the sought after Zachary Merton development, close to the busy village centre.

A popular 1950s brick built bungalow with a hipped tiled roof, offering bright and spacious well-planned accommodation and enjoying a delightful west facing rear garden.

The accommodation comprises: entrance porch, entrance hall with access to the roof space, spacious dual aspect sitting room measuring (20'4 x 15'3), fitted kitchen/breakfast room, conservatory, two good sized bedrooms, bathroom / WC and further separate WC. Outside there is very pleasant secluded garden and an attached garage.

The property is offered for sale in generally good clean decorative order, but would lend itself to some modernisation. Particular original features include a number of stain glass port hole windows, original plate rack in the hallway and tiled fireplace in the sitting room. The property also benefits from, gas fired central heating and uPVC double glazed windows.

We strongly recommend internal viewing in order to appreciate the deceptively spacious accommodation.

WITH OVER...



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Rustington Office

94 The Street BN16 3NJ

01903 770095

rustington@glyn-jones.com

22 Amberley Road, Rustington, West Sussex BN16 2EF



Outside –

There is an attractive and mature west facing rear garden, which we feel is a particular feature of the property. The garden is mainly laid to lawn with both a raised and ground level patio. There are well stocked borders and a number of mature trees and bushes, and to the rear is a timber pergola. The garden is enclosed by timber fencing and mature hedging providing a high degree of seclusion. Outbuildings include a timber garden shed and brick built workshop with power and light,

To the front of the bungalow is a further lawned garden retained by low brick garden wall and a driveway.

Brick Built Garage – Attached to the side of the bungalow, with up and over door and personal rear door to the garden.

Location – Amberley Road is a private road located within the favoured Zachary Merton area of Rustington, to the south east of the village. A short stroll of just a few hundred yards takes you to Rustington’s village centre, 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 can be found within just one third of a mile providing a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure Centre and Mewsbrook Park are within a mile and other leisure activities are close to hand, including Angmering-on-Sea Tennis Club, sailing at East Preston, 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 approx.1.5 miles, with a regular service to Gatwick Airport and London Victoria.



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4.9/5 ★★★★★

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