



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



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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Rustington Office
01903 770095
rustington@glyn-jones.com

33 The Crescent, Rustington, West Sussex, BN16 2PE

Guide Price £375,000 (Freehold)

Glyn-Jones



Glyn-Jones and Company are delighted to present to the market this attractive older-style semi-detached residence, offered for sale for the first time in almost 60 years. Occupying a highly sought-after position within Rustington's ever-popular Poets Corner.

The accommodation briefly comprises of; an entrance hall, a welcoming lounge with an open fireplace, separate dining room with a patio door opening onto the garden, kitchen, three bedrooms, family bathroom and separate WC.

Externally, the property is complemented by an attractive and well-presented front garden, creating a welcoming approach. To the rear, a generously proportioned garden is predominantly laid to lawn, offering an excellent outdoor space for relaxation and entertaining. The garden further benefits from a useful garden shed, side gate and access to a service road beyond. This may present potential for the provision of garage or off-road parking, subject to the necessary planning permissions and consents.

Additional benefits include; gas central heating to the downstairs accommodation, double glazing throughout and, importantly, no ongoing chain.

Whilst the property would benefit from some updating, it offers considerable scope for enhancement and potential enlargement (STP). The combination of its established setting, traditional character and excellent potential makes this a particularly interesting proposition for discerning purchasers seeking a home with genuine opportunity.



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The attractive location of the property, within the popular Poets Corner area of Rustington, enables easy access to both its picturesque seafront (0.5-miles) and the village centre, with its extensive range of shops and restaurants.

Additionally, Wave Littlehampton leisure centre, the delightful Mewsbrook Park, and stops for a local bus service are all found close to hand, whilst two mainline railway stations - Littlehampton and Angmering - are both located within an approximate 2-mile radius. Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing.



An attractive semi-detached house situated within the popular Poets Corner of Rustington available for the first time in nearly 60 years

