



Total Area: 1098 ft² ... 102.0 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 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

Tenure: Freehold

Energy Efficient Rating: D

Council Tax Band: E

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

Rustington Office
 01903 770095
rustington@glyn-jones.com

8 Dingley Road, Rustington
 West Sussex, BN16 3PY
 £460,000 (Freehold)



Offered for sale with NO ONWARD CHAIN is this extended detached bungalow, centrally located for the village centre and many of the village's important local amenities.

Briefly described, the accommodation is arranged with; two front aspect double bedrooms; an enlarged lounge/dining room; kitchen; conservatory; and a bathroom/WC.

A particular feature is the sizeable SOUTH FACING REAR GARDEN, which is well-enclosed and mainly laid to lawn. There is also a useful hard-standing area adjacent to the property that offers the potential for additional secure parking.

Further benefits include an integral garage, which offers access into the loft space; off-road parking; gas central heating; and double glazing.

The central position of the property enables easy access to Rustington's comprehensive shopping parade, as well as numerous other local amenities including; three primary schools; several pre-schools; Westcourt Medical Centre; and the library. Notably, the picturesque seafront is found within approximately 1-mile.

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Public transport links are also close to hand, with the renowned 701 bus service operating along nearby The Street, and Angmering mainline railway station, which provides a regular service to London Victoria, can be found within approximately 1.5-miles.

Rustington is centrally located on the West Sussex coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which affords a link to the larger neighbouring towns of Bognor Regis and Worthing.



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