



# Orchard Cottage, Worthing Road, Rustington West Sussex BN16 3PS

£525,000 (Freehold)



**Council Tax Band: E**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**



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.



Rustington Office  
01903 770095  
rustington@glyn-jones.com



**A rare opportunity has arisen to acquire this significantly extended, end terraced cottage, boasting a wealth of charm and character.**

This impressive property originally began as a Victorian two-up two-down, but following expansion works undertaken in the 1970's, then latterly in the 1980's, it has since been transformed into a fabulous family home.

The spacious and somewhat versatile accommodation is currently arranged with three first-floor double bedrooms, the largest of which benefits from an en suite; a dual aspect living room with sliding doors to the rear garden; stylish refitted kitchen/breakfast room; separate formal dining and sitting rooms; study; conservatory; utility room; dressing room/bedroom four; an outstanding 4-piece bathroom; and a ground floor cloakroom.

The secluded rear garden is a particular feature, being primarily laid to lawn, with surrounding paved areas and well-stocked borders. The garden also gives access to a large timber cabin, as well as a double garage, both with power and light. Additionally, there is useful side access via a five-bar gate approached from Orchard Park enabling potential for supplementary secure parking.



Rustington Office  
01903 770095  
www.glyn-jones.com

## Orchard Cottage, Worthing Road, Rustington, West Sussex BN16 3PS

£525,000

Further attributes include; gas central heating; double glazing; a considerable array of built-in storage throughout; and a combination of modern carpets and wood effect flooring.

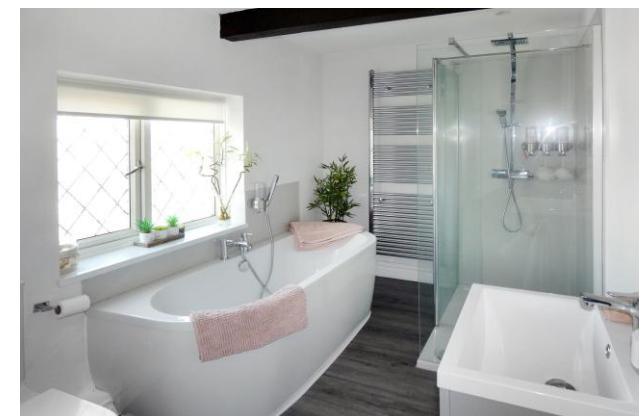


The property is situated on the northern most outskirts of Rustington, approximately 1 mile from the village centre and 1.5 miles from the seafront.

Access to the A259 is also conveniently close by, plus the renowned 700 bus route operates along the road. Notably, two mainline railway stations - Angmering & Littlehampton - can be found within an approximate 2-mile radius, both of which offer a regular service to London Victoria.



 ... The garden also gives access to a large timber cabin, as well as a double garage, both with power and light.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of  
4.9/5 



Rustington Office  
01903 770095  
[www.glyn-jones.com](http://www.glyn-jones.com)