



Total Area: 119.9 m² ... 1291 ft² (Includes Garage & Lean To)

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 2025

Council Tax Band: D
Energy Efficiency Rating: D
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

**5 Fircroft Crescent, Rustington,
West Sussex, BN16 3HP**
Guide Price £450,000 (Freehold)

Glyn-Jones



We are delighted to offer for sale this spacious detached bungalow offered for sale with the benefit on no onward chain.

Perfect for downsizers and retirees, this attractive property has been well-maintained throughout and boasts two double bedrooms, with the main bedroom benefitting from an attractive bay window and en-suite shower/w.c

Upon entering, you will be greeted by a spacious entrance hall leading to a well-planned kitchen/breakfast room, fitted with a range of modern units. The light-filled conservatory, accessible from the lounge and kitchen, overlooks the large west-facing rear garden. The property also features a spacious shower room/w.c gas heating and double glazing throughout,

Outside, the property boasts a large block paved driveway and a detached garage providing ample parking space for both you and your guests. The mature west-facing rear garden offers a great deal of privacy being mostly laid to lawn with two large, decked seating areas, making it a perfect spot for relaxing and entertaining. A useful covered side-way provides additional access to the kitchen and rear garden.



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“ *well-presented detached bungalow, offered for sale with the benefit of no onward chain.* ”

The property is in a highly regarded residential location on the immediate outskirts of the village centre approximately one mile from the comprehensive shopping parade also featuring a variety of independent cafés and restaurants, library and other important local amenities. Whilst the seafront and promenade can be found within approximately two miles.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and situated just south of the A259 which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 1.5 miles and provides a regular service to London Victoria via Gatwick.

