

22 Glenville Road, Rustington,  
West Sussex, BN16 2EA  
£550,000 (Freehold)



Total Area: 1344 ft<sup>2</sup> ... 124.8 m<sup>2</sup> (Includes Garage, Workshop & Summer House)  
While 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



**Extensively refurbished, it is now our pleasure to offer for sale this outstanding semi-detached bungalow, positioned on a generous corner plot.**

The bright and extremely well-appointed accommodation comprises; two double bedrooms, both of which benefit from built-in storage; a spacious lounge, with bay window and wood burning stove; stylish refitted kitchen/breakfast room encompassing a range of integrated appliances; uPVC conservatory; and a contemporary shower room.

The gardens that surround the property to three sides are a stand out feature, the rear of which is set on a favourable westerly aspect and incorporates a summerhouse (approx. 3sqm), a resin pathway/patio, well-stocked beds and borders, and access to both a garage (approx. 5.5m x 2.5m) and separate adjoining workshop (approx. 7m x 3m), each offering power, light, and electric roller doors. EV charger installed in the garage.

Additional attributes include; flush casement double glazing (approx. 3 years old); gas central heating via a combination boiler; a sizeable entrance hall; modern floor coverings; a replacement roof (2019); an insulated loft space with fitted ladder access; and off-road parking beyond secure gates.

**Council Tax Band: C**  
**Energy Efficiency Rating: C**

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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 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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The popularity of the location is a significant attraction, being within an equivalent distance of approximately 0.25-miles from Rustington's comprehensive shopping parade and its picturesque seafront.

Furthermore, numerous important local amenities are found in close proximity including; three primary schools, doctor and dentist surgeries, St Peter & St Paul's church, and the library.

Public transport links are also conveniently close to hand, with the renowned 701 bus service operating through the village centre, and Angmering's mainline railway station, boasting a regular service to London Victoria, found in approximately 1.5-miles distance.



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