



Total Approx. Floor Area 842 ft² ... 78.2 m²

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Tenure: Freehold

Energy Efficient Rating: D

Council Tax Band: C



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

31 Barnsite Gardens, Rustington
West Sussex, BN16 3QG
£310,000 (Freehold)

Glyn-Jones



This semi-detached bungalow is situated most conveniently for the village centre and is now offered for sale with the benefit of NO ONWARD CHAIN.

Whilst modernisation is required, the internal accommodation is deceptively spacious, plus there are the notable added advantages of a westerly facing rear garden, garage, and off-road parking.

Briefly described, the configuration of the rooms comprises; two bedrooms; lounge; kitchen/breakfast room; conservatory; shower room; and a separate WC.

Further attributes include built-in storage in both bedrooms; gas central heating; double glazing; and a large loft space.

The location of the property also enables easy access to many of Rustington's useful amenities; namely, Westcourt Medical Centre; Rustington Community Primary School; and the renowned 701 bus routes that operates along nearby North Lane.



At an Average rating of

4.9/5 ★★★★★



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The picturesque seafront and greensward can be found in approximately 1.25-miles, and Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, can be found within approximately 2.5-miles.

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



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5



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