



Total Approx. Floor Area 1153 ft² ... 107.1 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

Council Tax Band: E

Energy Efficiency Rating: TBC

WITH OVER...



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 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

**22a Mill Lane Rustington,
West Sussex, BN16 3EG**
£419,950 Freehold

Glyn-Jones



Situated in the heart of Rustington village, this attractive bay-fronted semi-detached house is offered to the market for the first time since new. Having been well maintained throughout, this spacious family home enjoys a prime location within easy reach of local amenities.

Upon entering, you are welcomed by a bright hallway complete with a cloakroom. The ground floor features a versatile double aspect lounge, which could also serve as a fourth bedroom, offering superb flexibility for modern life. To the rear, the family room and dining area seamlessly open into a well-appointed kitchen/breakfast room, fitted with cream shaker-style units and some integrated appliances. The stylish bi-fold doors open directly onto the enclosed, low-maintenance rear garden.

Upstairs, the property boasts three generous bedrooms. The main bedroom enjoys its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms, providing both convenience and privacy for growing families or visiting guests.

Additional features include; gas central heating, double glazing, and attractive gardens to the front and rear, both affording a good deal of privacy. Secure gated access from the garden leads to a driveway, offering tandem parking.



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Rustington village is renowned for its vibrant community, excellent independent shops, café's and restaurants. The property is pleasantly situated along a popular road within only 0.25 mile of the village centre and approximately 1 mile from the seafront and greensward. Notably, The Coppice doctor's surgery, Windmill shopping parade, Georgian Gardens CP school, and access to the A259, can all be found within an approximate 0.25mile radius. Public transport links are also within easy reach, with the 700-bus service operating along Mill Lane, whilst Angmering's mainline railway station is found within 1.5 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.



A well-presented family home offering a flexible layout, conveniently situated close to the village centre

