



Total Approx. Floor Area 1459 ft<sup>2</sup> ... 135.6 m<sup>2</sup> (Includes Garage)

While every effort has been made to ensure the accuracy of the floor plan contained herein, 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 T&J Image 0005

**Private Road Charge: £50.00 per annum**  
**Council Tax Band: E**  
**Energy Efficiency Rating: D**



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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**21 Broadmark Way, Rustington,  
 West Sussex, BN16 2EY**  
**£750,000 (Freehold)**

**Glyn-Jones**



**It is our pleasure to present this significantly extended and well-appointed detached bungalow to the market, delightfully positioned along a private road, equidistant to the village centre and seafront.**

The deceptively spacious accommodation comprises; three double bedrooms; an impressive triple aspect lounge/dining room, with 'French' style doors to the rear garden; a stylish refitted kitchen; modern shower room/WC; and a further separate WC.

A notable feature are the landscaped gardens, the rear of which is set on a favourable southerly aspect and encompasses a storage shed, as well as secure 'front to back' access on one side, and rear access into an adjoining garage with electric roller door to the other side.

Additional attributes include; a good size hallway; gas central heating via a recently upgraded combination boiler system; double glazing; a sizeable loft space with fitted ladder; and an array of built-in storage.



At an Average rating of

4.9/5 ★★★★★



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£750,000



“ ... an impressive triple aspect lounge/dining room,  
with 'French' style doors to the rear garden ... ”

The location of the property is an endearing quality, being within only 0.5-mile from Rustington's vibrant shopping parade, and 0.3-mile from its picturesque seafront/greensward.

Public transport links are also close to hand, with several stops for the renowned 701 bus route located around the village centre, and Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, found within an approximate distance of 2-miles.

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

