



Total Approx. Floor Area 1120 ft² ... 104.0 m² (Includes Garage)

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 Jm 2025

Property Information

Council Tax Band - D

Energy Efficiency Rating – TBC



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

**4 Glenville Road, Rustington,
West Sussex, BN16 2DU**
£575,000 – Freehold

Glyn-Jones



This much-improved detached bungalow is perfectly situated within a quarter of a mile from the bustling centre of Rustington village and the seafront in the other direction. Boasting two spacious double bedrooms, this property offers ample living space for residents. The triple aspect lounge/diner is bathed in natural light, while the south-facing sunroom with a feature roof lantern window provides a tranquil spot to relax.

The modern kitchen overlooks the delightful south-facing garden, creating a seamless indoor-outdoor living experience. The property also features a bathroom with a shower cubicle, as well as an en-suite shower room, ensuring convenience and comfort for all occupants.

In addition, this charming bungalow benefits from gas central heating, double glazing, and wood-block parquet flooring in the hallway, bedroom two, and lounge/diner. The lengthy driveway affords ample off-road parking, while the well-enclosed front garden offers privacy and seclusion.

Outside, the rear garden boasts a large patio and shingled area, ideal for outdoor entertaining. Two storage sheds provide practicality and convenience, while access to the front of the property on both sides enhances the overall functionality of the space.



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Located just a short distance from Rustington village and the seafront, residents can enjoy all the amenities and attractions the area has to offer. With Angmering train station only 1.3 miles away, commuting to London is a breeze.

Don't miss out on the opportunity to make this delightful detached bungalow your new home. Contact us today to arrange a viewing.



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the bustling centre of Rustington village and the
seafront in the other direction”*

