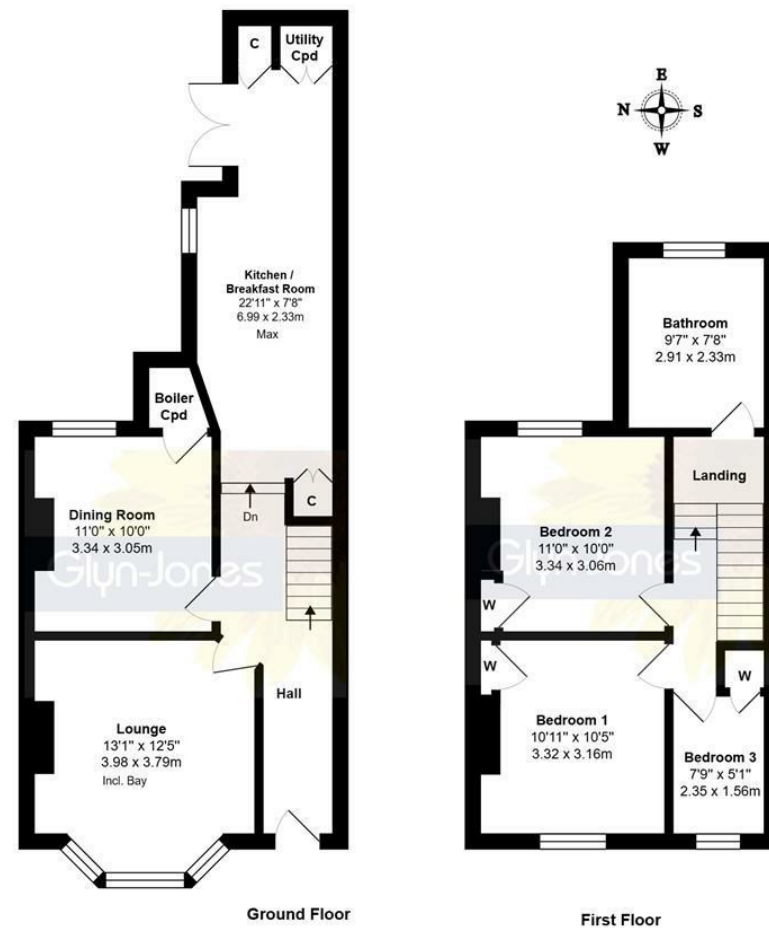


20 Church Road, Rustington BN16 3NN

£385,000 - Freehold



Total Area: 992 ft² ... 92.1 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 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

TENURE - Freehold

Council Tax Band: C

Energy Performance Rating: D

AGENTS 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.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Edwardian Terraced House
- Two/Three Bedrooms
- Stylish Kitchen/Breakfast Room
- Feature Bathroom
- Village Centre Location
- Immaculate Presentation
- Two Reception Rooms
- Study/Bedroom Three
- Well-enclosed Rear Garden with Rear Access
- EER: D

It is our pleasure to present this exceptional Edwardian house to the market, conveniently situated for ease of access to the village centre

Whilst numerous improvements have been made to the property, much of its charm and character still remains by virtue of period hallmarks including cast iron fireplaces, picture rails, and striking original floorboards that have been stripped and polished.

The bright and deceptively spacious accommodation comprises; two/three bedrooms (...the original full width front bedroom was divided in two by a previous owner, with the smaller section currently arranged as a study); lounge with feature bay window and log burning stove; separate dining room; an impressive kitchen/breakfast room encompassing a range of integrated appliances; and a stunning 4-piece bathroom, the centrepiece of which is a super freestanding bath.

Outside, the well-enclosed rear garden is mainly laid to lawn and offers secure gated access from the rear, whilst to the front there is a small low-maintenance area enclosed by a low retaining wall.

Additional attributes include; gas central heating via a combination boiler; updated uPVC double glazing; a replacement slate roof (2018); and a generous loft space with fitted ladder access that affords great potential for conversion (subject to traditional planning consent).

The position of the property also enables easy access to many of Rustington's important local amenities including; three primary schools; several pre-schools; Westcourt Medical Centre; and the library, all of which can be found within approximate 1-mile radius. Notably, the picturesque seafront is found within approximately 1-mile.

Public transport links are also close to hand, with the renowned 701 bus service operating along nearby The Street, and Angmering mainline railway station, which provides a regular service to London Victoria, found in approximately 1.5-miles.



At an Average rating of **4.9/5** ★★★★★



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