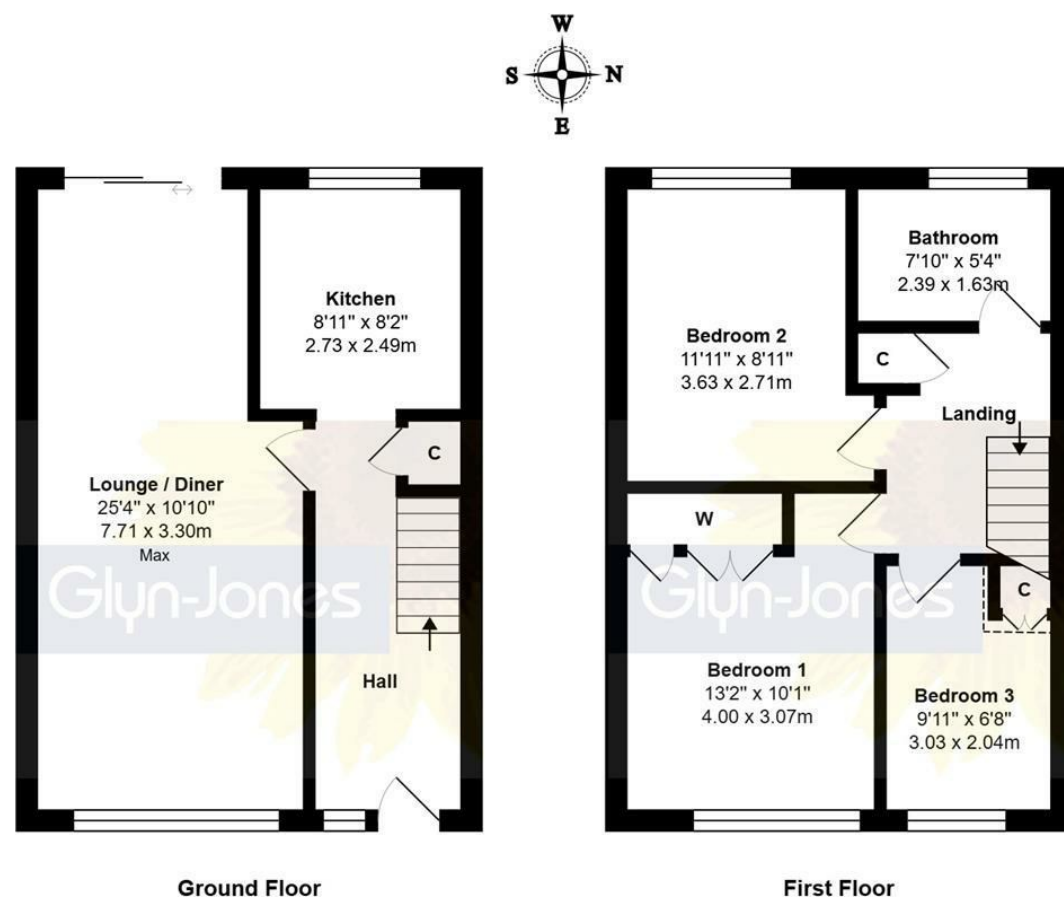


# 35 Hide Gardens, Rustington BN16 3NP

£300,000 - Freehold



Total Area: 874 ft<sup>2</sup> ... 81.2 m<sup>2</sup>

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: C

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

- Mid-terraced House
- Three Bedrooms
- Kitchen
- Recarpeted & Redecorated (April '26)
- Off-road position in Popular Location
- NO ONWARD CHAIN
- Spacious Lounge/Dining Room
- Contemporary Bathroom
- Garage in Compound
- EER: C

Offered for sale with NO ONWARD CHAIN is this bright and deceptively spacious mid-terraced house, favourably situated in a off-road position within a popular residential location.

Internally, the property has been the subject of some recent redecoration and also benefits from brand new carpets in the majority of the rooms.

In brief, the accommodation comprises; three bedrooms; a generous lounge/dining room; kitchen; and a refitted bathroom (October 2025).

Outside, there is a well-enclosed rear garden boasting a westerly aspect, with secure gated access from the rear; an open-plan front garden; and a garage located in a nearby compound (felt roof replaced April 2025).

Additional benefits include a sizeable entrance hall; gas central heating via a recently upgraded boiler (Oct 2025); double glazing; and a delightful front aspect view.

Hide Gardens is situated most conveniently for Rustington's comprehensive village centre and many of its important local amenities; specifically, two highly regarded community primary schools, Westcourt Medical Centre, and bus stops that run along North Lane. The picturesque seafront is found in just over 1-mile.

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. Angmering mainline railway station can be found within approximately 2-miles and affords a regular service to London Victoria via Gatwick.



At an Average rating of 4.9/5



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Rustington  
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35 Hide Gardens, Rustington, West Sussex, BN16 3NP

