



Total Area: 1344 ft² ... 124.8 m² (Includes Garage, Workshop & Summer House)
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 141 Image 2020

**22 Glenville Road, Rustington,
 West Sussex, BN16 2EA
 £550,000 (Freehold)**



Extensively refurbished, it is now our pleasure to offer for sale this outstanding semi-detached bungalow, positioned on a generous corner plot.

The bright and extremely well-appointed accommodation comprises; two double bedrooms, both of which benefit from built-in storage, the smaller of which was previously arranged as a dining room; a spacious lounge, with bay window and wood burning stove; stylish refitted kitchen/breakfast room encompassing a range of integrated appliances; uPVC conservatory, which does offer the potential to be enlarged further into the garden to provide additional dining space (subject to planning consent); and a contemporary shower room.

The gardens that surround the property to three sides are a stand out feature, the rear of which is set on a favourable westerly aspect and incorporates a summerhouse (approx. 3sqm), a resin pathway/patio, well-stocked beds and borders, and access to both a garage (approx. 5.5m x 2.5m) and separate adjoining workshop (approx. 7m x 3m), each offering power, light, and electric roller doors. EV charger installed in the garage.

**Council Tax Band: C
 Energy Efficiency Rating: C**

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Rustington Office
 01903 770095
 rustington@glyn-jones.com

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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Additional attributes include; flush casement double glazing (approx. 3 years old); gas central heating via a combination boiler; a sizeable entrance hall; modern floor coverings; a replacement roof (2019); an insulated loft space with fitted ladder access; and off-road parking beyond secure gates.

The popularity of the location is a significant attraction, being within an equivalent distance of approximately 0.25-miles from Rustington's comprehensive shopping parade and its picturesque seafront. Furthermore, numerous important local amenities are found in close proximity including; three primary schools, doctor and dentist surgeries, St Peter & St Paul's church, and the library.

AGENT'S NOTE: We thoroughly recommend viewing this wonderful home to fully appreciate the meticulous finish on offer.



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