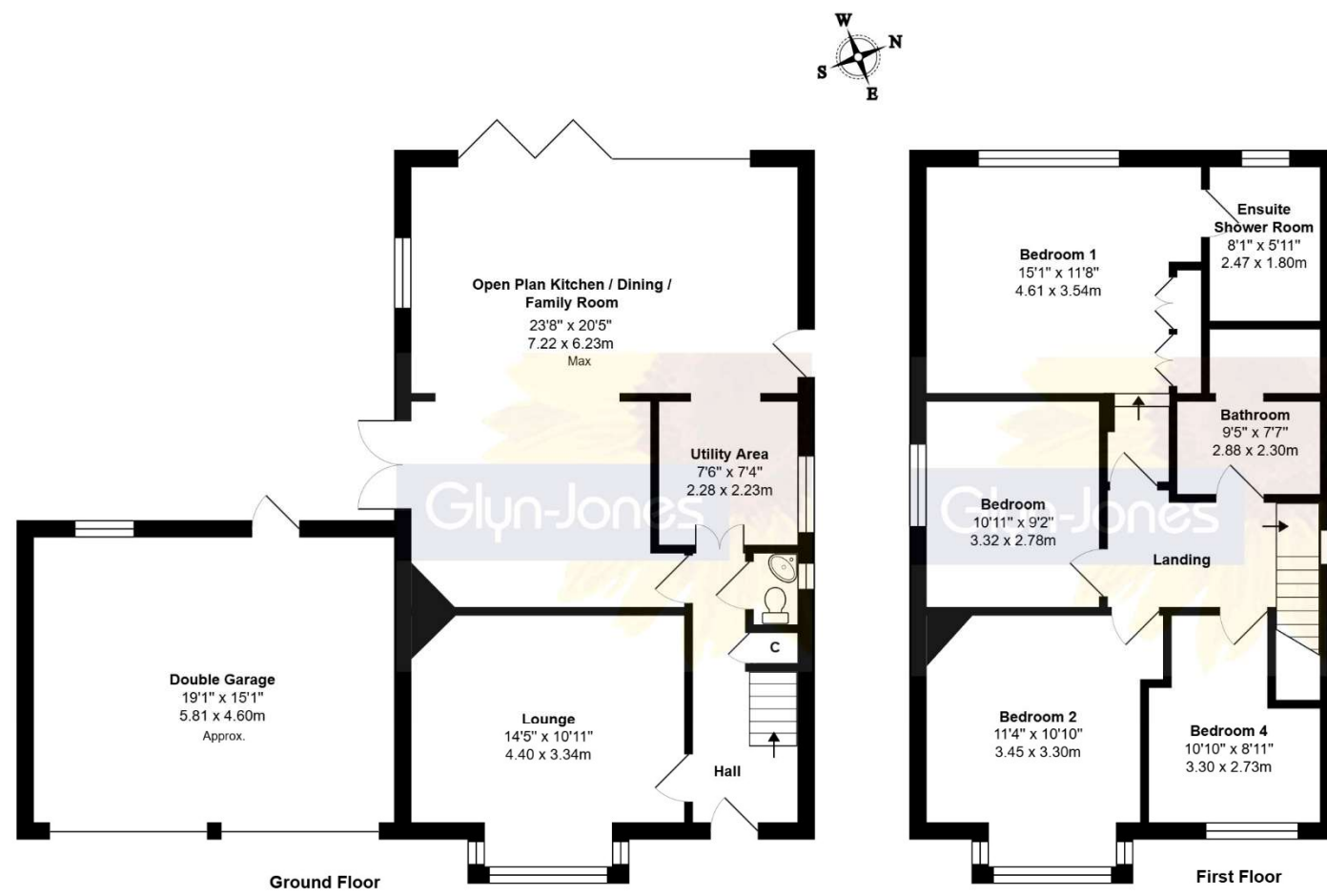




Total Area: 1762 ft² ... 163.7 m² (Includes Garage)

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 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 2025

65 North Lane, Rustington West Sussex BN16 3PP

Guide Price

£695,000 - Freehold

Glyn-Jones



A most attractive 1930s Detached House Family House, sympathetically refurbished throughout, and offered for sale in our opinion in outstanding show home condition.

A spacious family home extensively renovated, including replastering, replumbing and rewiring, with a quality fitted kitchen and two refurbished bathrooms.

The accommodation comprises, on the ground floor; entrance hall, ground floor cloakroom, lounge, large open plan family room with dining area and a newly fitted kitchen, and utility area. On the first floor; four double bedrooms, en-suite shower room and family bathroom. Externally there is a large west facing rear garden, and an attached brick built double garage with ample off road parking for several vehicles.

Particular features include; new gas fired central heating, uPVC double glazed windows, and quality kitchen with quartz worktops.

The property 'ready to move into' and is offered for sale with vacant possession.

Council Tax Band – D Energy Efficiency Rating – D



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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Garden - The property stands on a large plot of approximately 200ft. (60m) in length, with a west facing rear garden of approx. 120ft. in length by 50ft. in width. The garden is mainly laid to lawn, well enclosed and secluded by tall panel fencing, a garden hedge and mature shrubbery to the rear.

Adjacent to the house is a large south westerly facing patio, with side access on both side to the front. The landscaped front garden provides a shingle driveway, with off road parking for several vehicles, and well maintained borders.

Double Garage – There a large garage next to the property, measuring 19’1 x 15’1 access via two up and over doors with a personal door to the rear garden. The garage roof has recently been replaced.

Location –
The property is located in a popular residential location, approximately half a mile north of the village centre. Rustington village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

Local bus routes operating along nearby Worthing Road and accessibility to the A259 which provides a link to the larger neighbouring towns of Worthing and Bognor Regis. Angmering mainline railway station can be found in approximately 1.6 miles with a regular service to London Victoria (approx. 90 minutes).

The location is made all the more popular by its close proximity to the highly regarded North Lane and Summerlea CP Primary Schools, and the seafront can be found within approximately 1.2 miles.

