

# Orchard Cottage, Worthing Road, Rustington West Sussex BN16 3PS £535,000 (Freehold)

Glyn-Jones



Ground Floor

First Floor

Total Area: 2224 ft² ... 206.6 m² (Includes Garage & Studio / Workshop)  
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 Jim 2024

**Council Tax Band: E**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**



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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**A rare opportunity has arisen to acquire this significantly extended, end terraced cottage, boasting a wealth of charm and character.**

This impressive property originally began as a Victorian two-up two-down, but following expansion works undertaken in the 1970's, then latterly in the 1980's, it has since been transformed into a fabulous family home.

The spacious and somewhat versatile accommodation is currently arranged with three first-floor double bedrooms, the largest of which benefits from an en suite; a dual aspect living room with sliding doors to the rear garden; stylish refitted kitchen/breakfast room; separate formal dining and sitting rooms; study; conservatory; utility room; dressing room/bedroom four; an outstanding 4-piece bathroom; and a ground floor cloakroom.

The secluded rear garden is a particular feature, being primarily laid to lawn, with surrounding paved areas and well-stocked borders. The garden also gives access to a large timber cabin, as well as a double garage, both with power and light. Additionally, there is useful side access via a five-bar gate approached from Orchard Park enabling potential for supplementary secure parking.



At an Average rating of

**4.9/5** ★★★★★



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Further attributes include; gas central heating; double glazing; a considerable array of built-in storage throughout; and a combination of modern carpets and wood effect flooring.

The property is situated on the northern most outskirts of Rustington, approximately 1 mile from the village centre and 1.5 miles from the seafront.

Access to the A259 is also conveniently close by, plus the renowned 700 bus route operates along the road. Notably, two mainline railway stations - Angmering & Littlehampton - can be found within an approximate 2-mile radius, both of which offer a regular service to London Victoria.



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