



Total Approx.Floor Area 1283 ft² ... 119.2 m² (Including Garage & Lean-To / Excluding Balcony)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Property Information

Tenure - The property is freehold

Energy Efficient Rating: D66

Council Tax Band: D



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.



Rustington Office
01903 770095
rustington@glyn-jones.com

**99 Broadmark Lane, Rustington,
West Sussex, BN16 2JN**
£450,000 – Freehold

Glyn-Jones



****CASH BUYERS ONLY**** Introducing this stunning semi-detached house refurbished to a high standard, located in the desirable area of South Rustington and just 100 metres from the picturesque seafront, this exquisite property offers a lifestyle of luxury and boasts sea views from its' balcony.

Upon entering, you are greeted by a spacious open-plan layout, encompassing the lounge, diner, and sunroom all boasting an abundant of natural light. The stunning bathroom features a modern shower cubicle, while the re-fitted kitchen with a separate utility room ensures convenience and functionality.

Externally, the landscaped rear garden provides a peaceful oasis, perfect for al fresco dining and entertaining. The property also benefits from an integral garage, driveway, and a lean-to which provides access from the front and rear for added convenience.

With three bedrooms, this property offers ample space for a growing family or those looking for a home office or guest room. The replacement radiators, light switches, and spotlights in most rooms guarantee both style and practicality, along with gas central heating and double glazing for added comfort. With no forward chain, this property will suit someone looking for a swift, hassle free move.



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The attractive setting is a further attribute, being within only approximately 100 metres of Rustington's picturesque seafront and greensward, and within 0.75 miles of Rustington's comprehensive village centre that offers a vast array of shops, cafes, and restaurants.

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. Furthermore, Angmering mainline railway station can be found in approximately 1.75 miles and provides a regular service to London Victoria via Gatwick.



“located just 100 metres from the picturesque seafront”

