



Total Approx. Floor Area 1067 ft² ... 99.1 m² (Including Garage, Workshop & Loft Room)

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 Jlm 2025

Council Tax Band: D
Energy Efficiency Rating: D
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.



Rustington Office
01903 770095
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**26 The Crescent Rustington,
West Sussex BN16 2PE
£450,000 (Freehold)**

Glyn-Jones



We are delighted to offer for sale this attractive detached bungalow, situated on the sought after Poets Corner.

This well-maintained property offers bright and spacious accommodation throughout, boasting a welcoming entrance hall; two double bedrooms both featuring a range of built-in wardrobes. The spacious lounge/dining room features an attractive bay that leads out to the south facing rear garden—a perfect spot for enjoying the sunshine. The property also includes a separate kitchen, bathroom/ w.c and a loft storage room.

The rear garden benefits from a favoured southerly aspect. being well maintained and stocked with a variety of mature shrubs. A patio extends to the rear and side of the property, providing pleasant seating areas. There is also secure gated side access and a useful workshop/store. The front garden is mostly laid to lawn with a private driveway giving access to the garage with light, power and electric roller door.



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“ Attractive detached bungalow, occupying a sought after location, with south facing rear garden ”

Situated in a private road on the sought after 'Poets Corner', the location of the property provides easy access to many important local amenities including; Rustington Village Centre with its wide range of independent shops, cafe's and restaurants; Westcourt Medical Centre; Mewsbrook Park, and Littlehampton Wave leisure centre.

There is also a useful local bus service that operates along nearby Holmes Lane. Furthermore, two mainline railway stations, located at Angmering and Littlehampton, can be found within an equivalent distance of 2 mile, both of which provide a regular service to London Victoria, via Gatwick.

