



Total Area: 926 ft<sup>2</sup> ... 86.0 m<sup>2</sup>

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

Council Tax Band – C    Energy Efficiency Rating – TBC

WITH OVER...



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

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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**13 Church Road**  
**Rustington, West Sussex BN16 3NN**  
**£395,000 - Freehold**

**Glyn-Jones**



**A rare opportunity to acquire a desirable Victorian red brick house, sympathetically refurbished to a high standard, and favourably located close to the village centre.**

An exceptional property, refurbished to exacting standards, this delightful property perfectly combines contemporary living with original Victorian charm and character.

The accommodation comprises, on the ground floor: entrance hall, spacious living room opening onto a separate dining room, quality fitted kitchen, utility room, ground floor cloakroom, and a conservatory opening to the garden. On the first floor are two double bedrooms and a refurbished bathroom.

Particular improvements include: 'Shaker' style fitted kitchen with Quartz worktops and integral appliances, contemporary modern bathroom with large walk-in shower, conservatory with pitched glass roof, gas fired central heating with pillar style radiators and uPVC double glazed windows. The ground floor has high quality LVT style flooring, in keeping with the age and style of the property.

Original features include, stripped pine internal doors, cast iron fireplaces in all first floor rooms and picture rails. Internal viewing is essential in order to appreciate the outstanding presentation of this impressive home.



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**4.9/5** ★★★★★



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**Outside –**

There is an attractive low maintenance rear garden of approaching 50’ in length. Adjacent to the house is a full width paved patio and with large timber garden shed. A pathway leads down to a rear access gate. An area of lawn is edged by a raised brick border with a variety of mature shrubs and plants. The garden is all well enclosed by featherboard timber fencing.

To the front is a small area of paving and low retaining brick wall.

**Location –**

Church Road is a popular residential street, of similar Victorian houses, close to the village centre and most local amenities.

Within a short stroll, of just a few hundred yards, Rustington centre can be found, with its comprehensive services, including library, churches, doctors and dentists surgeries, and a wide range of both independent and national retailers, including Waitrose and Iceland.

A good range of leisure facilities are also close to hand, including Littlehampton Wave Swimming and Sports Centre 1.3 miles, Rustington Golf Centre 1.2 miles and the seafront is less than a mile.

The 700 bus runs close by, providing a good coastal service, and Angmering mainline station is approx.1.5 miles, with a regular service to Gatwick Airport and London Victoria.



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