



Ground Floor

First Floor

Total Area: 897 ft<sup>2</sup> ... 83.3 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 2026

# 3 Hide Gardens, Rustington

West Sussex, BN16 3NP  
£295,000 (Freehold)

# Glyn-Jones



**Offered for sale with NO ONWARD CHAIN is this deceptively spacious mid-terraced house, situated within a popular residential location, in close proximity to the village centre.**

Briefly described, the accommodation comprises; three bedrooms; a generous lounge/dining room; kitchen; and a bathroom/WC.

Outside, there is a well-enclosed rear garden set on a favourable westerly aspect, with secure gated access from the rear; and an open-plan front garden.

Additional benefits include a sizeable entrance hall; gas central heating; double glazing; fitted solar panels (owned); access from the landing to loft storage space.

Hide Gardens is situated most conveniently for Rustington's comprehensive village centre and many of its important local amenities; specifically, two highly regarded community primary schools, Westcourt Medical Centre, and bus stops that run along North Lane.

**Tenure:** Freehold

**Energy Efficient Rating:** C

**Council Tax Band:** C

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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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At an Average rating of

**4.9/5** ★★★★★



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# 3 Hide Gardens, Rustington, West Sussex, BN16 3NP

£295,000 (Freehold)

The picturesque seafront is found in just over 1-mile, whilst Angmering mainline railway station, which affords a regular service to London Victoria via Gatwick, is located in approximately 2-miles distance.

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.



*... The addition on the ground floor affords the property a degree of versatility, with potential for a third bedroom or study/hobbies room ...*



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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