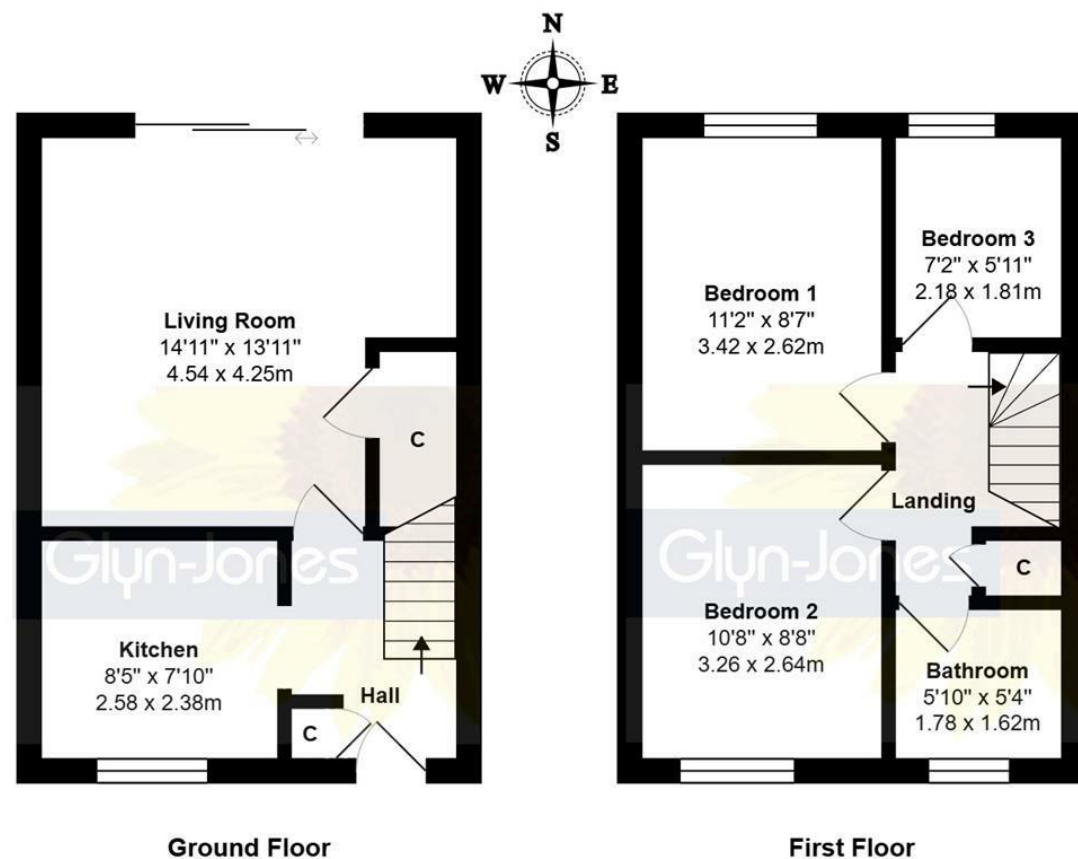


# 14 Dawtrey Close, Rustington BN16 3SD

£300,000 - Freehold



Total Area: 666 ft<sup>2</sup> ... 61.9 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



TENURE - Freehold

Council Tax Band: C

Energy Performance Rating: D

AGENTS 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.

WITH OVER...



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



Glyn-Jones & Company  
Rustington Office Sales  
01903 770095  
rustington@glyn-jones.com

- Semi-detached House
- Three Bedrooms
- Kitchen
- Gas C/Heating & Double Glazing
- Garage & Off-road Parking
- NO ONWARD CHAIN
- Living Room
- Bathroom
- Attractive Gardens
- EER:

Nestled in a pleasant off-road location is this attractive semi-detached house, which we are now offering for sale with the appealing benefit of NO ONWARD CHAIN.

Briefly described, the accommodation comprises; three bedrooms; living room, with sliding door access to the rear garden; fitted kitchen; and a bathroom, with white suite.

A particular feature of the property are the front and rear gardens, both of which are enclosed and boast an array of well-stocked borders and beds.

Additional attributes include a garage situated immediately in front of the house, with off-road parking adjacent; gas central heating; and uPVC double glazing.

The location of the property notably allows easy access to Angmering mainline railway station, Willow Green Surgery, Georgian Gardens CP School, and Station Parade shops, as well as bus stops situated along nearby Station Road; all of which can be found within an approximate radius of 0.25-miles.

Rustington village centre can be found within approximately 1-mile and offers a comprehensive range of shops and restaurants. There is also a picturesque seafront and greensward is situated in an equivalent 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.



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



Glyn-Jones & Company  
Rustington  
01903 770095

14 Dawtrey Close, Rustington, West Sussex, BN16 3SD

