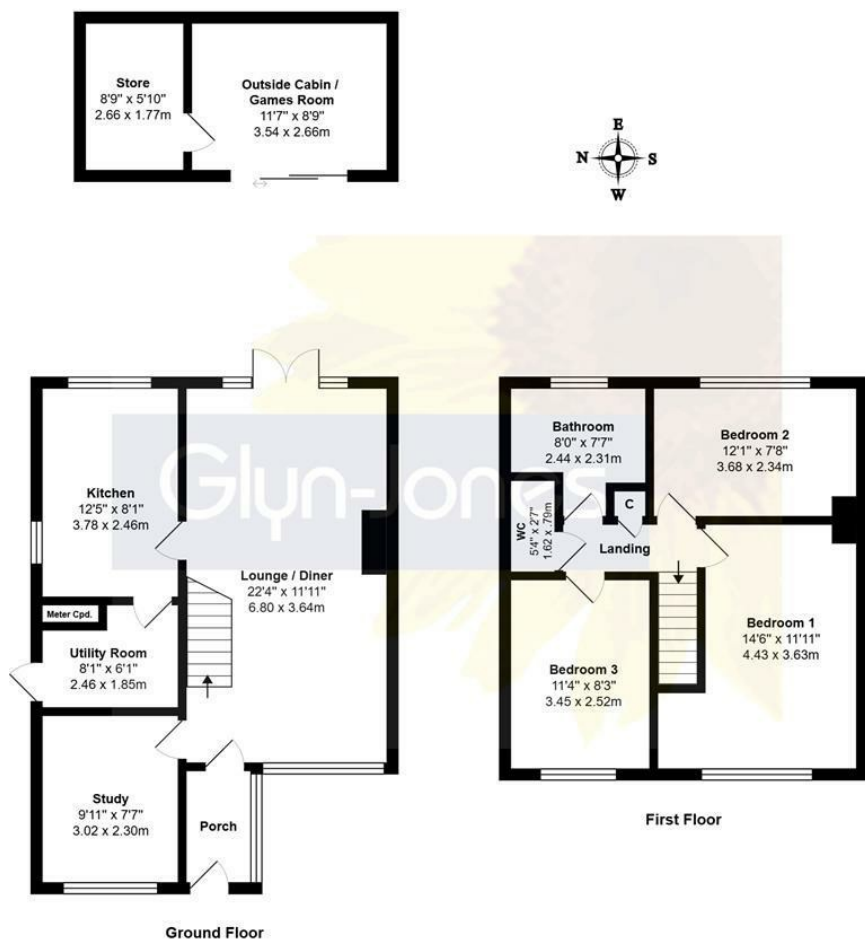


# 42 Chanctonbury Road, Rustington BN16 2LN

£425,000 - Freehold

Glyn-Jones



Total Area: 1170 ft² ... 108.7 m² (Includes Store & Cabin/Games 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 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



- Semi-detached House
- Open-plan Lounge/Dining Room
- Utility Room
- Bathroom/WC + Additional Separate WC
- Double-width Off-road Parking
- Three Bedrooms
- Stylish Refurbished Kitchen
- Ground Floor Study (Potential Bedroom Four)
- Feature Low-maintenance Rear Garden
- EER: C

It is our pleasure to present this particularly bright and spacious semi-detached house to the market, situated within an extremely popular residential location just south of the village.

Briefly described, the internal accommodation comprises; three sizeable bedrooms; an open-plan lounge/dining room incorporating 'French' style doors to the rear garden; a stylish refitted kitchen (2022); separate utility room; ground floor study (potential fourth bedroom); bathroom/WC with modern white suite; and a further independent WC.

The aforementioned rear garden is a notable feature having undergone considerable improvement in 2022. The attractive low-maintenance design encompasses artificial grass and a contemporary paved patio with wooden pergola over, as well as secure gated access from the side, well-stocked borders, and a detached cabin/games room with adjoining store (formerly a garage).

Additional attributes include; double-width off-road parking to the front; a spacious entrance porch; gas central heating via a combination boiler system; and double glazing.

The property is positioned within only 0.25-miles of Rustington's picturesque seafront, and approximately 0.5-miles from the village centre, which boasts a comprehensive shopping parade and an extensive range of restaurants and cafes. Three highly regarded primary schools, doctor and dentist surgeries, can all be found within a 1.25-mile radius.

Public transports links are also easily accessible, with a useful local bus service operating along nearby Sea Lane. and two mainline railway stations - Angmering and Littlehampton - both found within an equivalent distance of approximately 2-miles.

Rustington is positioned centrally 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.

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: C

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  
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rustington@glyn-jones.com



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