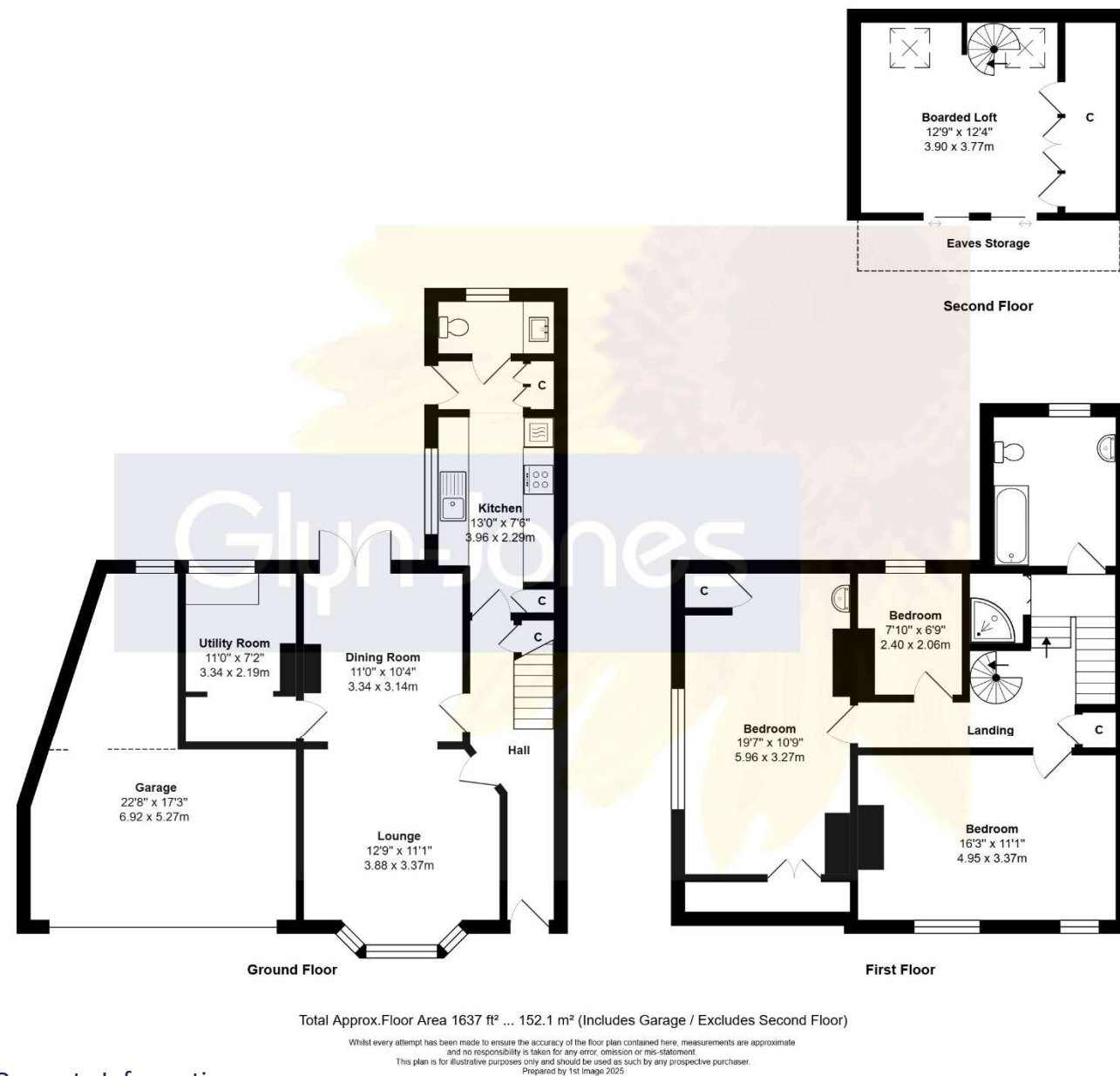




Property Information

Tenure – Freehold

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficient Rating: D59

Council Tax Band: D



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
rustington@glyn-jones.com

**4 Worthing Road, Rustington,
West Sussex, BN16 3JX**
£400,000 - Freehold

Glyn-Jones



Situated in the ever-popular seaside village of Rustington, this substantial extended Victorian semi-detached house offers a rare blend of period character and exciting potential. With a generous footprint of approximately 1,637 sq. ft., the property provides flexible accommodation suited to modern lifestyles, all just a short stroll from the coast and the vibrant amenities of Rustington village centre.

There are many original features including ornate fireplaces, charming Victorian doors, and elegant door handles—a nod to the property's storied heritage. The ground floor boasts an inviting open-plan lounge and dining area, ideal for entertaining or relaxing with family, complemented by a ground floor W.C off of the kitchen.

To the side of the property is now a double garage which incorporates a practical utility room, and thanks to existing plumbing and drainage, offers exciting scope for further conversion—perhaps an annexe or self-contained accommodation (subject to necessary consents). The electronic roller garage door opens onto a gravel driveway providing ample parking, while the enclosed rear garden creates a peaceful, private retreat.

Upstairs, two spacious double bedrooms await, with a third versatile room currently set up as a bedroom, but could also be used as a study—perfect for home working. The family bathroom and additional shower room cater to busy households. A feature spiral staircase on the landing leads up to a useful boarded loft space, complete with two Velux windows, ideal for storage or as a creative hideaway. Gas central heating and a brand new boiler, installed in January 2024, ensure comfort throughout the seasons.



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This property is located within approximately 1.1 miles of Angmering train station, providing direct routes to London—ideal for commuters. The vibrant village centre of Rustington, with its array of shops, cafés, and amenities, is just 0.5 miles away, making day-to-day essentials and leisure facilities easily accessible.

Arrange your viewing today and take the next step towards making this distinctive Victorian home your own.



*“a generous footprint of
approximately 1,637 sq. ft”*

