

110 Guildford Road, Rustington
West Sussex BN16 3JB
£300,000 Guide Price (Freehold)

Glyn-Jones



Total Area: 728 ft² ... 67.6 m²

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

Council Tax Band: C

Energy Efficiency Rating: D

Tenure: Freehold

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.



Rustington Office
 01903 770095
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Situated at the end of a quiet walkway, this modern end terrace house presents an ideal opportunity for small families, professionals, or those looking for a guest room or home office space. The property is pleasantly tucked away, enjoying a sense of privacy while remaining perfectly positioned for local amenities.

Upon entering, you are welcomed into an entrance hall, boasting generous built-in storage. The home's layout has been thoughtfully designed, featuring a lounge/dining room, seamlessly flowing into a conservatory that overlooks the well maintained rear garden, with a decked seating area, lawn, and raised borders with mature planting. Gated side access leads to a neatly kept front garden.

The kitchen is fitted with a range of modern white units and contrasting work surfaces, while the bathroom also features a white suite. The two generous double bedrooms offer ample space for wardrobes.

Additional features include gas central heating, double glazing throughout, and a pitched roof garage with parking in front.



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The property is conveniently situated within this popular development, approximately 1.25 miles from Rustington village centre. The location also enables easy access to Angmering mainline railway station which provides a regular service to London Victoria via Gatwick; Willow Green Surgery and Station Parade shopping area; all of which can be found within a 0.25-mile radius. The picturesque seafront is located approximately 1.25 miles south of the property.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The comprehensive village centre offers a wide range of shops, banks, cafes, and restaurants, and is situated just south of the A259 which affords a link to the larger neighbouring towns of Bognor Regis and Worthing



modern end terrace house with feature conservatory overlooking rear garden



WITH OVER... **500** COMPANY REVIEWS

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



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