



Tenure: Freehold

Energy Efficient Rating: C

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 conducted a detailed survey nor assessed 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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42 Chanctonbury Road, Rustington
West Sussex, BN16 2LN
£425,000 (Freehold)

Glyn-Jones



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.



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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.

