



Total Approx. Floor Area 2072 ft² ... 192.5 m² (Includes Garage)

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by ISI Image 2025

Council Tax Band: F
Energy Efficiency Rating: D

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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
 rustington@glyn-jones.com

**32 Harsfold Road, Rustington,
 West Sussex, BN16 2QE**
£789,000 Guide Price (Freehold)

Glyn-Jones



Pleasantly situated on one of Rustington's most desirable roads just moments from the picturesque seafront, this superb and immaculately presented bay-fronted extended detached house is ideal for families seeking both space and coastal living

The property effortlessly combines the character of an older style home with stylish modern touches throughout, offering generous living accommodation in excellent condition.

Upon entering, a welcoming entrance hall leads to a convenient ground floor cloakroom and flows through to a spacious, bay-fronted lounge featuring a log burning stove. The well-proportioned dining room is ideal for entertaining guests, with bi-fold doors opening directly onto the enclosed west-facing rear garden, allowing seamless indoor-outdoor living. A bright and spacious triple-aspect family room offers flexibility as a second lounge or playroom. The refitted kitchen boasts high gloss units, attractive wood-effect work surfaces, and a host of integral appliances, complemented by a separate utility room with direct access to the garden and an integral garage.

Upstairs, a generous landing leads to four bedrooms, three of which are doubles, providing ample space for family, guests, or a home office. A spacious, contemporary-style shower room completes the upper floor, designed to a high standard.

Externally, the property enjoys an enclosed west-facing garden, mostly laid to lawn and bordered by mature shrubs, ideal for children or summer gatherings. A large patio, greenhouse, sizable timber shed, and gated side access add practicality and charm. Ample parking is provided via a private driveway and garage.

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32 Harsfold Road, Rustington, West Sussex, BN16 2QE

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Occupying one of Rustington's most sought after roads, approximately one mile from the village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers coffee shops and restaurants. The seafront offers extensive leisure facilities, including Littlehampton's 'Wave Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available.

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 towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.



Impressive family home, occupying a sought after road, moments from Rustington seafront



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