

**40 Holmes Lane, Rustington, West
Sussex, BN16 2PY**
£425,000

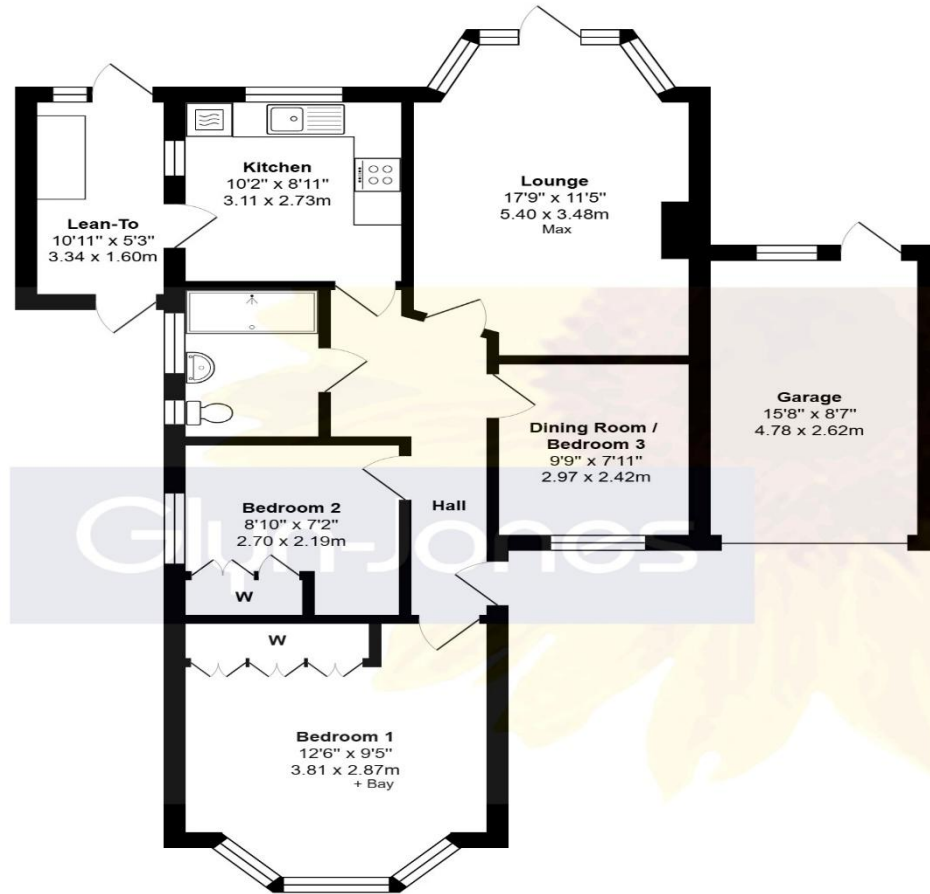
Glyn-Jones



Set on a popular road in the heart of Rustington, this spacious link detached bungalow presents a wonderful opportunity for those seeking a comfortable home with enormous potential. Only joined to the neighbouring property by its garage this spacious property is offered for sale with the benefit of no ongoing chain.

The flexible accommodation offers two well-proportioned bedrooms, with the option of a third bedroom currently arranged as a dining room — perfect for guests or for those working from home. A bright, south-facing lounge with a large bay window overlooks the rear garden. The kitchen is accompanied by a practical lean-to, providing additional utility or storage space, while a modern wet room with WC adds convenience for everyday living.

The property benefits from being positioned on a generous plot. A particular feature being the rear garden, which benefits from a favoured southerly aspect, being mostly laid to lawn with side borders, summerhouse and personal door to the garage. The front garden is also laid to lawn with a private driveway leading to a garage, which comes equipped with light and power.



Total Area: 988 ft² ... 91.8 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

Tenure: Freehold
Council Tax Band: D
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
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Pleasantly situated along this popular road approximately half a 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.



“ featuring a south facing rear garden ”