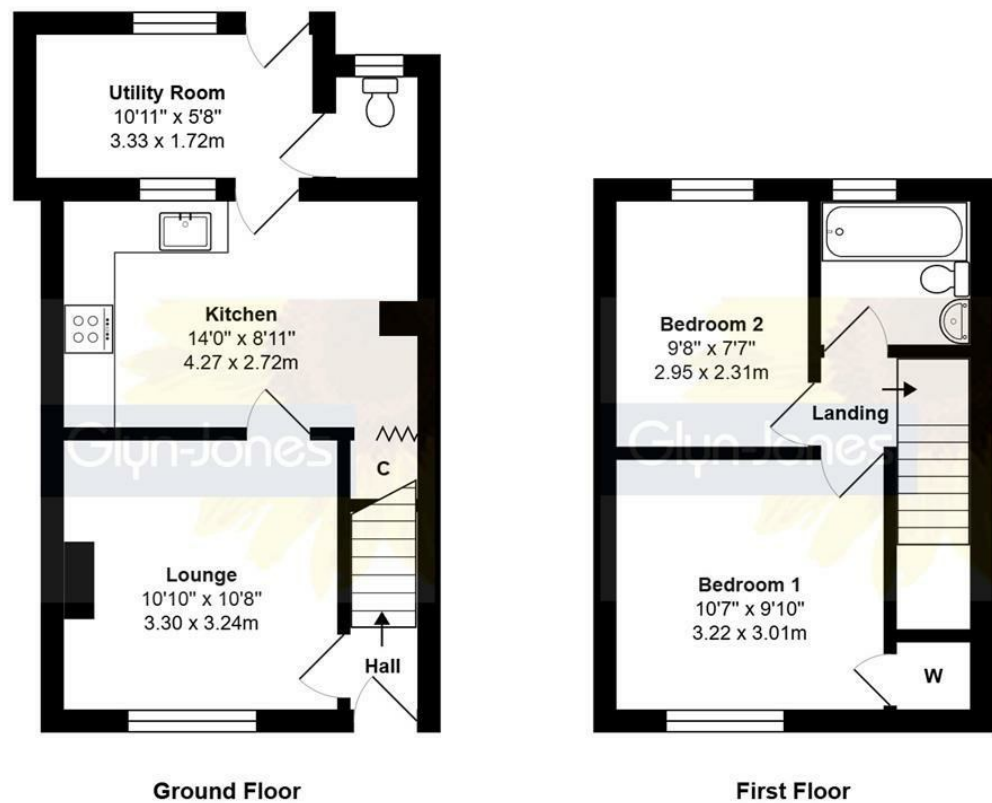


91 Worthing Road, Rustington BN16 3NA

£260,000 - Freehold

Glyn-Jones



Total Approx.Floor Area 654 ft² ... 60.7 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 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 Jlm 2025

TENURE - Freehold

Council Tax Band:
Energy Performance Rating: D

AGENT'S 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.



Glyn-Jones & Company
Rustington Office Sales
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- Character End Terrace House
- Lounge
- Ground Floor W.C
- South Facing Rear Garden
- No Onward Chain
- Two Double Bedrooms
- Kitchen & Utility Area
- Modern Bathroom
- Gas Heating & Double Glazing

Introducing this older style end terrace house, offered for sale with the benefit of no onward chain, Inside the property, you'll find a lounge, a good-sized kitchen fitted with a range of modern units, a separate utility area, and cloakroom. Upstairs are two double bedrooms and a bathroom/w.c. The enclosed rear garden is a particular feature, benefitting from a favoured southerly aspect., being laid mostly to lawn with raised decked area, timber shed and side and rear pedestrian access. Offered for sale with no onward chain, this house is perfect for first-time buyers or those looking for a new home with character. The property also benefits from gas heating and double glazing.

The situation of the property not only allows easy access to Rustington's comprehensive village centre with its popular range of shops, cafes and restaurants, but also three highly regarded primary schools and two doctor's surgeries; all of which can be found within an approximate 1 mile radius. A useful small parade of shops is found at the east end of the road, along with a nearby M & S convenience store. Importantly, public transport is also close to hand, with several bus routes operating along Worthing Road, and Angmering mainline railway station located in approximately 1.5 miles; the latter of which supplies a regular service to London Victoria via Gatwick. 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 neighbouring towns of Bognor Regis and Worthing. Its picturesque seafront can be found in just over 1 mile of the property.



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