



Total Area: 1475 ft² ... 137.0 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 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 2025

Council Tax Band – E Energy Efficiency Rating – D



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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6 North Lane
Rustington, West Sussex BN16 3PD
£525,000 - Freehold

Glyn-Jones



An attractive individual detached house, situated close to Rustington village centre and offered for sale having been the subject of extensive refurbishment.

This delightful property is well-presented throughout, having been improved and updated in recent years. Internal viewing is highly recommended.

The accommodation comprises, on the ground floor; entrance hall, spacious sitting room with bay window, refurbished kitchen/dining room with granite works tops and cream 'Shaker' style units, and a fully tiled bathroom with bath and separate shower cubicle. On the first floor there are two large double bedrooms, with eaves storage, a dressing room accessed from bedroom one and a WC. Outside is a fully enclosed garden of approximately 70' in length, an integral garage and private driveway.

Particular features include; gas fired central heating, uPVC double glazed windows, contemporary refitted kitchen with quality appliances.



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Outside –

There is a well enclosed private rear garden of approximately 70’ in length, mainly laid to lawn with shrub borders. Adjacent to the house is a paved patio and side access gate. A path leads to the garage on the south side and a useful bin storage area.

To the front of the property is a driveway, presently laid to a MOT type sub-base, requiring a final surface application, to be completed by the purchaser.

Integral Garage –

Measuring approximately 16’10 x 9’4, approached via ‘up and over’ door. The garage benefits from power and light, and a personal door to the rear garden.

Location –

The property is located on the corner of The Street, the main access through the village centre. Rustington’s comprehensive shopping centre is less than half a mile, providing an extensive range of both national and independent retailers, including Waitrose and Iceland.

There are plenty of cafes and restaurants to choose from, along with churches and the village library. Dentists and Doctor’s surgeries are close to hand and the 700 bus stops close by, with a frequent service to Worthing, Brighton and villages between.

Angmering mainline railway station can be found within approximately 1.6 miles and the seafront is less than half that distance in the opposite direction.

