



Total Approx. Floor Area 1438 ft² ... 133.6 m² (Includes Garage & Lean To)
 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 Jm 2025

Council Tax Band: E
Energy Efficiency Rating: C
Tenure: Freehold



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.



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**3 The Martlets, Rustington,
 West Sussex, BN16 2TZ
 £485,000 (Freehold)**

Glyn-Jones



A rare opportunity has arisen with the marketing for sale of this attractive 'Georgian' style link-detached house, delightfully positioned in close proximity to the seafront and picturesque Mewsbrook Park.

The bright and spacious accommodation is a particular asset, with the configuration of the rooms comprising; three bedrooms, all of which benefit from built-in wardrobes; a west facing lounge encompassing a feature bay window; separate dining room; sizeable kitchen, with adjacent lean-to; conservatory; modern first-floor shower room; and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden with gated side access, and a recently revamped open plan front garden/driveway enabling generous off-road parking.

Additional attributes include an adjoining garage with electric roller door, power, light, and internal access through to the utility room; gas central heating via a combination boiler system; and double glazing incorporating some striking 'Georgian' style windows.



At an Average rating of

4.9/5 ★★★★★



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£485,000



“ ... a recently revamped open plan front garden/driveway enabling generous off-road parking. ”

The situation of the property is a notable quality, being within only 0.75-mile of the village centre, with its comprehensive shopping parade, as well as many local amenities including Westcourt Medical Centre, dentist surgeries, primary schools, and nurseries.

Furthermore, Littlehampton Wave leisure centre, a useful convenience store, and a local bus service can all be found within an approximate 0.25-mile radius, whilst two mainline railways located at Angmering and Littlehampton provide a regular service to London, both of which can be found within an equivalent distance of 2 miles.

