

Total Approx. Floor Area 842 ft² ... 78.2 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 1st Image 2025

**Tenure:** Freehold

**Energy Efficient Rating:** D

**Council Tax Band:** C



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.



Rustington Office  
01903 770095  
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**31 Barnsite Gardens, Rustington**  
**West Sussex, BN16 3QG**  
**£325,000 (Freehold)**

**Glyn-Jones**



**This semi-detached bungalow is situated most conveniently for the village centre and is now offered for sale with the benefit of NO ONWARD CHAIN.**

Whilst modernisation is required, the internal accommodation is deceptively spacious, plus there are the notable added advantages of a westerly facing rear garden, garage, and off-road parking.

Briefly described, the configuration of the rooms comprises; two bedrooms; lounge; kitchen/breakfast room; conservatory; shower room; and a separate WC.

Further attributes include built-in storage in both bedrooms; gas central heating; double glazing; and a large loft space.

The location of the property also enables easy access to many of Rustington's useful amenities; namely, Westcourt Medical Centre; Rustington Community Primary School; and the renowned 701 bus routes that operates along nearby North Lane.



At an Average rating of

4.9/5 ★★★★★



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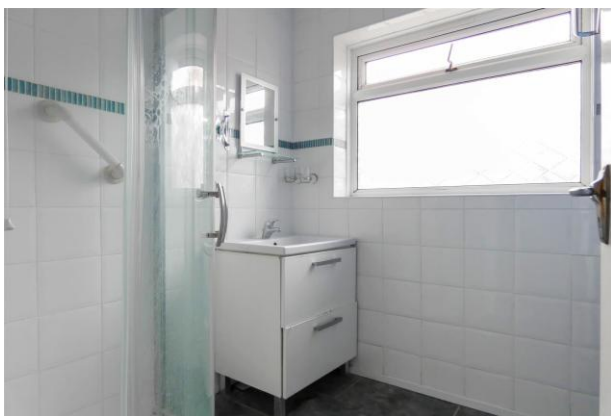


“ ... the notable added advantages of a westerly facing rear garden, garage, and off-road parking.



The picturesque seafront and greensward can be found in approximately 1.25-miles, and Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, can be found within approximately 2.5-miles.

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.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5



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