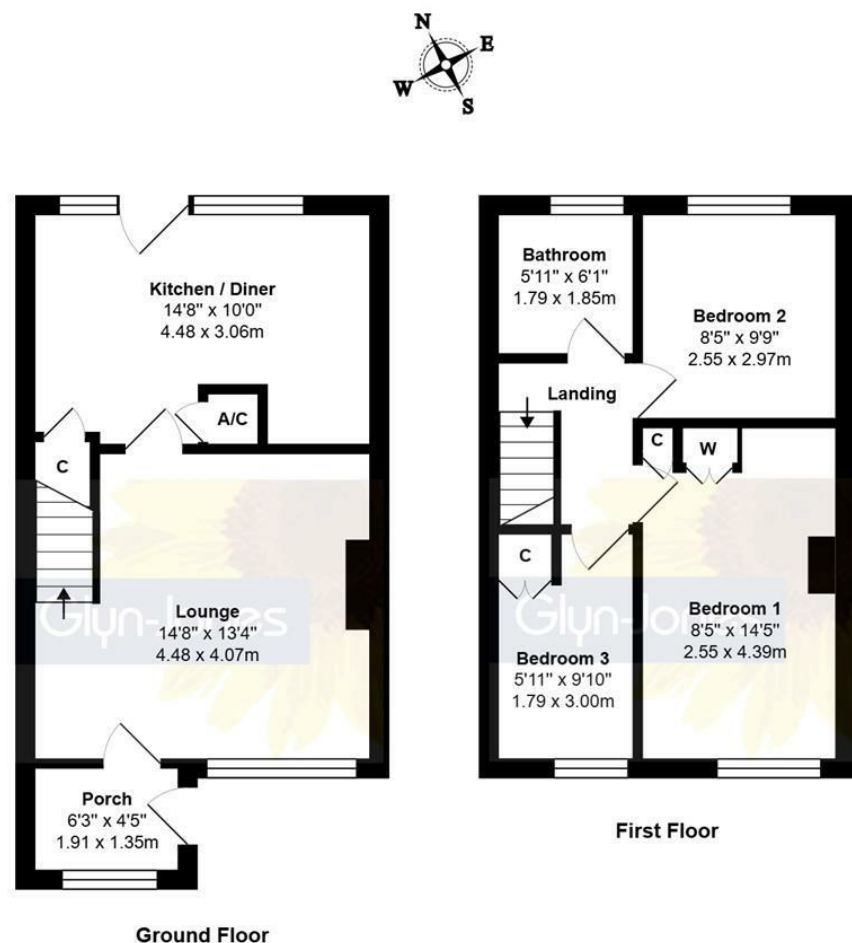


33 Fontwell Close, Rustington BN16 2LL

£300,000 - Freehold



Total Area: 691 ft² ... 64.2 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 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: C

Energy Performance Rating: C

AGENTS 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.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- ****NO ONWARD CHAIN****
- **Three Bedrooms**
- **Kitchen/Dining Room**
- **Gas Central Heating & Double Glazing**
- **Close to Seafront**
- **Mid-Terraced House**
- **South Facing Lounge**
- **Bathroom/WC**
- **Garage to Rear**
- **EER: C**

Offered for sale with the notable benefit of NO ONWARD CHAIN is this mid-terraced house, delightfully situated in an off-road position, within 0.2-miles of the seafront.

Internally, the bright and well-presented accommodation comprises; three bedrooms; a southerly facing lounge; kitchen/dining room, with door giving access to the rear garden; and a first-floor bathroom/WC, with modern white suite.

The aforementioned rear garden is well-enclosed and of low-maintenance design. A personnel door leads into a garage, whilst a wooden gate enables access to and from the rear. There is also an open-plan front garden, which provides a pleasant view over a communal green space

Additional attributes include; an entrance porch; gas central heating; double glazing; and an array of built-in storage throughout.

The popularity of the location is a considerable feature, being not only within easy reach of Rustington's picturesque seafront, but also in approximately 0.75 miles of the village centre, with its comprehensive shopping parade and numerous useful amenities.

Furthermore, three highly regarded primary schools are found within an approximate 1.25-mile radius, whilst two mainline railway stations (Angmering and Littlehampton) are both be found within an equivalent distance of approximately 2-miles, both of which provide a regular service to London Victoria via Gatwick. Notably, a handy local bus service operates along nearby Sea Lane.

Rustington is positioned centrally 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.

AGENT'S NOTE: Please be aware that some of the photos used here were taken prior to the current tenancy



At an Average rating of **4.9/5** ★★★★★



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