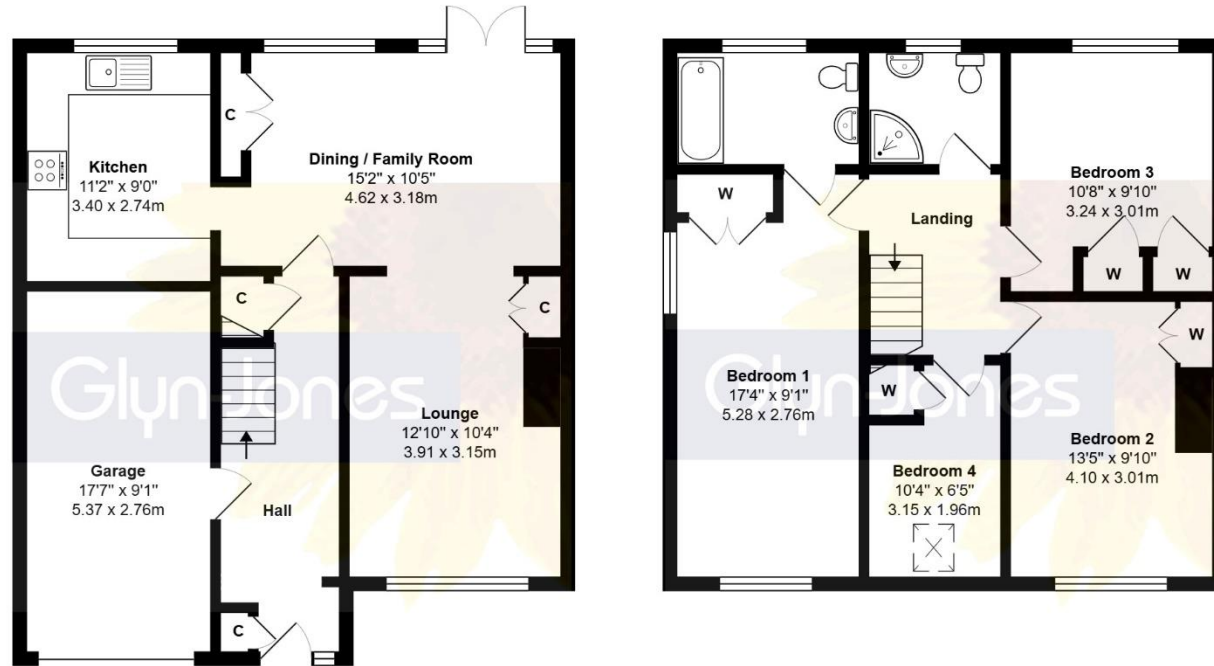


# 58 Chanctonbury Road, Rustington, West Sussex, BN16 2LS £475,000 (Freehold)

Glyn-Jones



Total Area: 1399 ft<sup>2</sup> ... 130.0 m<sup>2</sup> (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: D**  
**Energy Efficiency Rating: B**  
**Tenure: Freehold**

WITH OVER...



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

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  
01903 770095  
rustington@glyn-jones.com



Introducing this extended semi-detached house situated in a sought-after residential location, just a stone's throw away from the picturesque seafront and Rustington village.

The property has been exceptionally well maintained and offers bright, spacious and versatile accommodation throughout, perfect for family living. Upon entering you are greeted by a spacious entrance hall leading to the dining/ family room with convenient access to the rear garden. and a sitting room with useful built in storage units and wood effect flooring that extends throughout the ground floor. The modern contemporary style kitchen boasts a range of high gloss white units and granite work surfaces.

Upstairs are three double bedrooms offering ample space for a growing family, with the main bedroom featuring a delightful double aspect and en-suite bathroom. The fourth bedroom is currently utilized as a dressing room, adding a touch of luxury.

Outside, the property benefits from an integral garage, private driveway with parking for several cars and a delightful enclosed low maintenance garden ideal for relaxation and entertaining, planted with a variety of shrubs, and useful gated side access. Additional features include gas central heating, double glazing, and solar panels.



At an Average rating of

**4.9/5** ★★★★★





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**58 Chanctonbury Road, Rustington, BN16 2LS**  
**£475,000 (Freehold)**




*Spacious semi-detached house occupying a sought-after location close to seafront and village*


The popularity of the location cannot be overstated, being within only a few hundred yards from Rustington seafront and within half a mile of Rustington village centre, with its extensive range of independent shops, cafes, restaurants and Waitrose store and within a short distance to picturesque Mewsbrook park and the 'Wave' swimming and fitness centre.

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

