



Total Area: 1874 ft² ... 174.1 m² (Includes Study/ Sunroom & Store, Excludes Eaves)
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 Jm 2021

18 Shirley Close, Rustington, West Sussex, BN16 2EG

Guide Price £785,000 Freehold



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

Agents Note: The rear lawn has recently been re-seeded, the image shown is AI generated

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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.

Pleasantly situated within sought-after Shirley Close, just moments from Rustington's picturesque seafront and greensward, this beautifully presented detached chalet bungalow offers an exceptional opportunity for those seeking both luxury and comfort.

Recently extended and comprehensively refurbished, every detail of this impressive home has been carefully considered. Step inside to a spacious entrance hall with wood-effect tiled flooring, setting a stylish tone. The ground floor cloakroom adds everyday convenience. The highlight of the living space is undoubtedly the impressive triple-aspect living room, featuring a stunning vaulted ceiling, a feature log-burning stove, built-in bookcases, and elegant French-style doors with glazed surrounds. This space flows naturally into a cosy snug or TV room, creating the perfect environment for relaxed evenings or entertaining guests.

At the heart of the home is the exquisitely refitted 'Kutchenhaus' kitchen, where Torrano gold quartz worktops, a central breakfast bar, and a comprehensive range of units combine with a range of integrated appliances—including eye-level double oven, gas hob, extractor, fridge/freezer and dishwasher—for a beautiful and practical space. A feature-panelled door leads to a handy utility room and onward to a covered sideway and sun room, affording access to the garden.

The generous main bedroom, located on the ground floor, is complete with a suite of built-in wardrobes and a luxurious en-suite bathroom, finished to the highest standard with fully tiled walk-in shower, bath, vanity basin, and ample storage. The versatility of the ground floor layout is enhanced by a further bedroom or study, catering to home-working or family needs. Upstairs are two additional bedrooms with useful eaves storage, served by a sleek, refitted family bathroom in bright modern tones.

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Glyn-Jones

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Guide Price £785,000

Beyond the private driveway—with ample parking for several vehicles—double timber gates provide secure access to the enclosed, west-facing rear garden. Here, a paved patio and neat lawn create a tranquil space perfect for outdoor relaxation, while side borders are stocked with a variety of shrubs. The property also boasts an insulated studio complete with mezzanine storage, double-glazed doors, power and lighting—ideal as a workshop, home office or creative space—plus an additional metal shed for discreet storage.

Conveniently situated to the south east of the village. Within close proximity to Rustington's village centre, with its comprehensive amenities, including library, churches, doctors and dentists surgeries, and a wide range of both independent and national retailers, including Waitrose and Iceland. The seafront can be found within just one third of a mile providing a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure Centre and Mewsbrook Park are within a mile and other leisure activities are close to hand, including Angmering-on-Sea Tennis Club, sailing at East Preston, established golf courses at Ham Manor and Littlehampton. A regular coastal bus service provide good links to neighbouring towns and villages, and Angmering mainline station is approx.1.5 miles, with a regular service to Gatwick Airport and London Victoria.



Impressive triple aspect living room with vaulted ceiling and feature log burning stove

