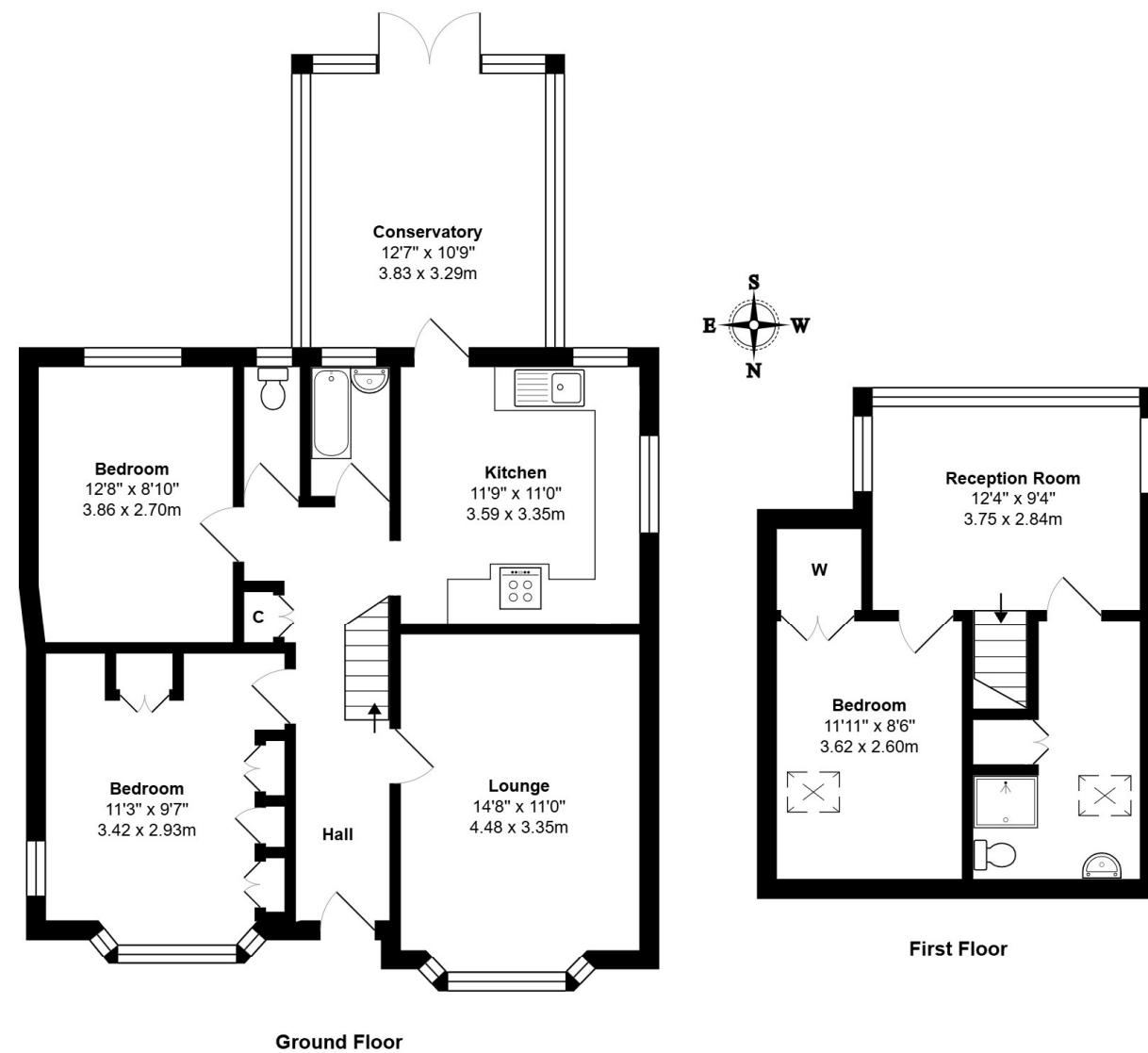


**20 Angmering Way, Rustington,  
West Sussex, BN16 3RA**  
**£400,000 – Freehold**

**Glyn-Jones**



Total Approx. Floor Area 1284 ft<sup>2</sup> ... 119.3 m<sup>2</sup>

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

Council Tax Band: D

Energy Efficiency Rating: B84



Rustington Office  
01903 770095  
rustington@glyn-jones.com

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.



For sale in Rustington, this extended detached chalet / bungalow offers three bedrooms and a range of fantastic features. The property boasts a mature south facing garden, a dual aspect living room, a kitchen with space for a table, and a conservatory. Externally there is a block paved driveway that spans the full width of the property and leads to a garage and the picturesque garden.

Situated just 0.1 miles from Angmering railway station, this home is perfect for commuters. Additionally, the property benefits from solar panels that are owned outright, helping to generate electricity that is sold back to the energy supplier.

Inside, on the ground floor the property comprises two ground floor bedrooms, with a bathroom, separate W.C, and on the upper floor there is a further bedroom, additional reception room and shower room / W.C. The garage features a pitched roof, electric roller door, and an inspection pit for easy maintenance of vehicles.

The outdoor space is a true highlight, featuring a mature garden with many shrubs, bushes, and a serene pond. A summer house with raised decking offers a peaceful retreat, perfect for enjoying the garden on warm summer days.



At an Average rating of 4.9/5 with five stars.



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Situated just 0.1 miles from Angmering mainline railway station, residents can enjoy easy access to direct routes to London Victoria, making it an ideal location for commuters. The surrounding area offers a variety of amenities, including shops, restaurants, and leisure facilities, providing a vibrant community for residents to enjoy.

Do not miss out on the opportunity to view this unique property, being sold with no forward chain. Contact us to arrange a viewing and make this exceptional home yours.



*“The property boasts a mature south facing garden”*

