

# 18 Glenville Road, Rustington, West Sussex, BN16 2EA £535,000 – Freehold

Glyn-Jones



Introducing this exquisite 1930's semi-detached house in the highly sought after location south of Rustington village. Boasting two double bedrooms, this property has been refurbished to an exceptional standard throughout.

Step inside this charming home to discover a bright and welcoming entrance hall leading to a spacious lounge with a bay window, a generously sized open-plan kitchen/diner with direct access to the south facing garden, the kitchen area has an integral fridge, freezer and washing machine as well as space for a range style cooker and also space for a wine cooler. Additionally on the ground floor is a refurbished bathroom with brick style tiling. On the upper floor the two bedrooms both have bay windows and each feature built-in wardrobes and en-suite w.c's with wash hand basins.

The property also benefits from a re-built detached garage with double opening doors, a first floor landing with deep eaves storage cupboard, picture rails in most rooms, and all three bay windows fitted with shutters blinds. The garden has been beautifully landscaped with a raised decked area adjacent to the house and a wisteria plant displaying stunning mauve flowers in late Spring. At the far end of the garden is a further raised decked area which houses a timber shed and a stunning large olive tree. The property also benefits from a gravel driveway leading up to the garage and additional front garden space.

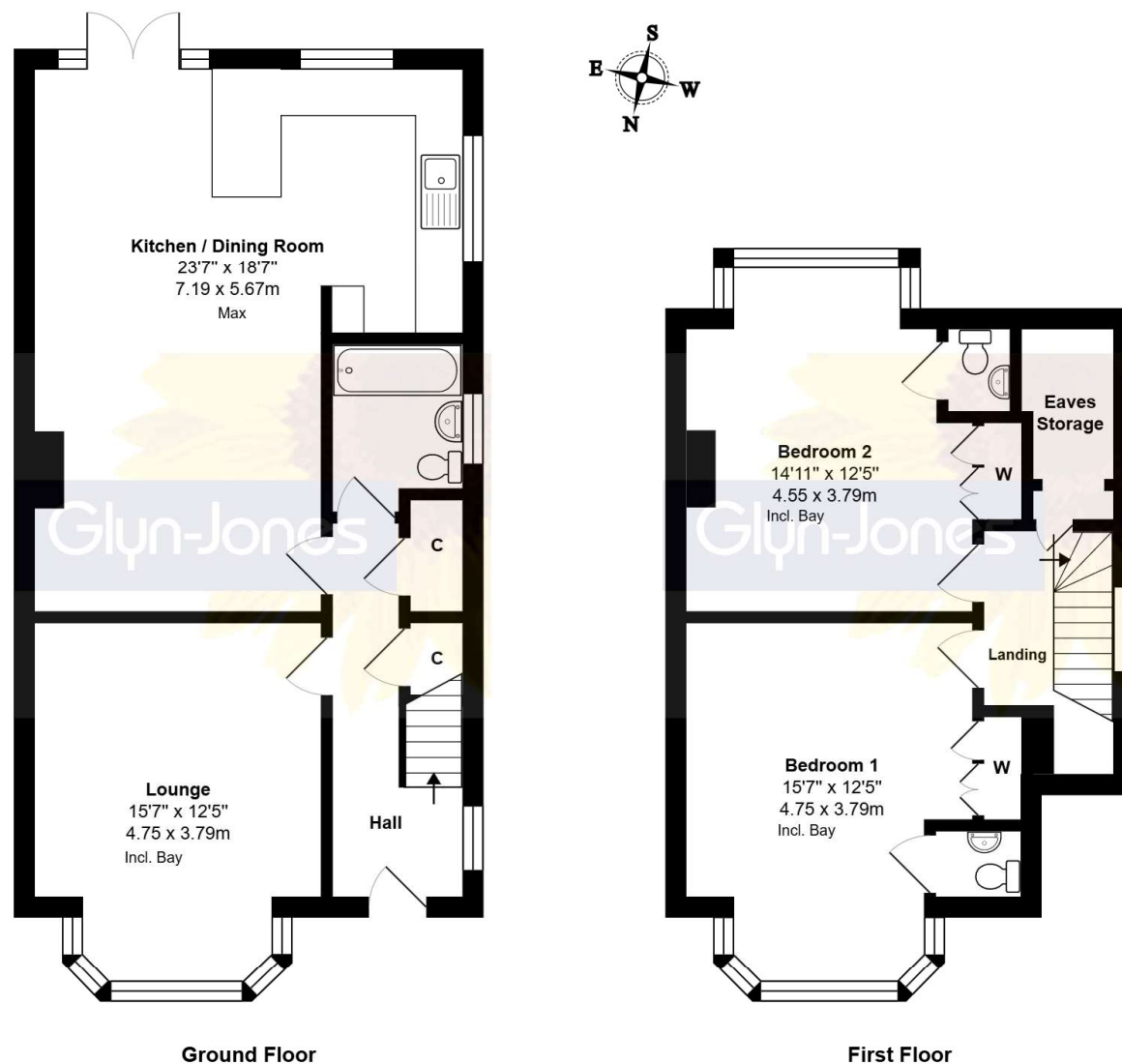
This exceptional property also has a replacement gas boiler and heating system (2020) and was re-wired in 2021. Furthermore there is an attractive traditional composite front door, and picture rails in most rooms, adding to the charm and character of the home.



At an Average rating of 4.9/5 ★★★★★



Rustington Office  
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Total Approx. Floor Area 1055 ft² ... 98.0 m² (Excludes Eaves Storage)

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

## Property Information

Tenure – Freehold

Energy Efficient Rating: TBC  
Council Tax Band: D



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.



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*“refurbished to an exceptional standard throughout”*

Located just 0.5 miles from the seafront and 0.3 miles from the village centre, Rustington offers an array of shops and amenities, including a Waitrose Supermarket. Angmering train station, just 1.5 miles away, provides a direct route to London for convenient travel.

Don't miss out on the opportunity to own this exceptional property in excellent condition. Contact us now to arrange a viewing and experience the best of village lifestyle in Rustington.

