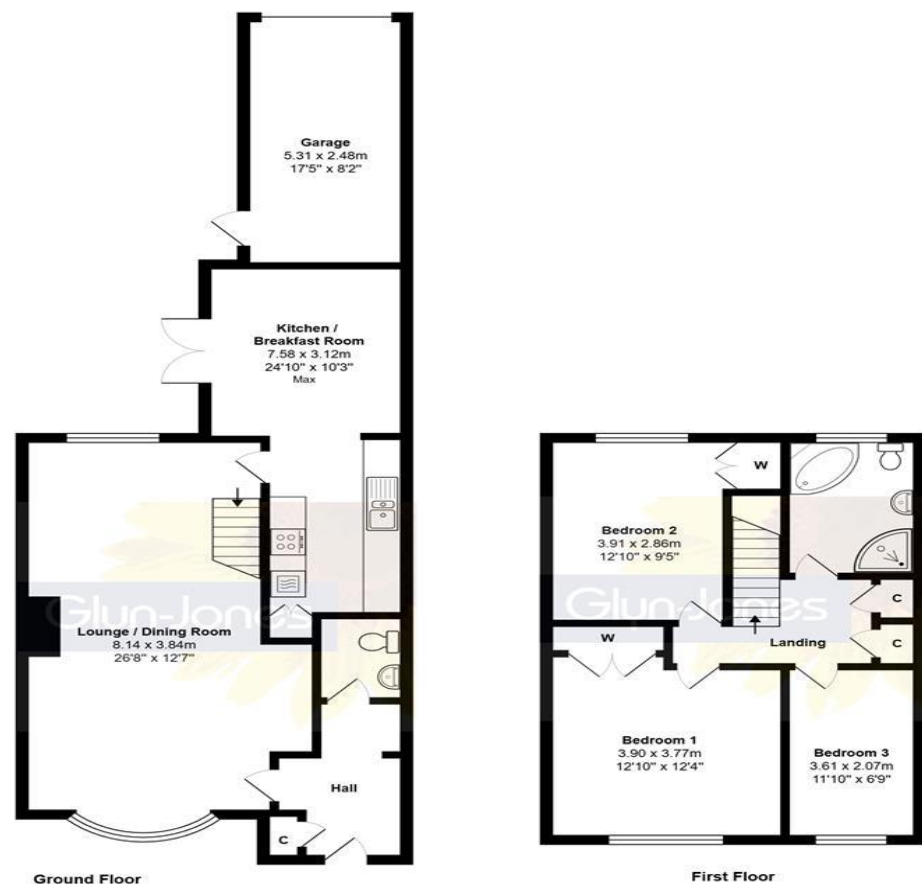


**50 The Martlets, Rustington,
West Sussex, BN16 2UD**
£400,000 Freehold



Total Area: 112.9 m² ... 1216 ft² (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 2026

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

Agents Note: There are two additional parking spaces available to purchase via separate negotiation. Please contact us for further details.

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



Pleasantly situated within a highly sought-after development this attractive and extended end terrace house presents a fantastic opportunity to secure a spacious home just a few hundred yards from the picturesque Rustington seafront. Surrounded by well-kept green space, this property occupies a prime position, affording an attractive outlook and delightful surroundings, with direct access to coastal walks and the village's vibrant amenities.

Upon entering the property, you are greeted by a spacious entrance hall, leading you to a convenient ground floor cloakroom. The impressive, double-aspect lounge/ dining room provides generous living and entertaining space. To the rear, is an extended kitchen/breakfast room, fitted with an extensive range of shaker-style units. From here, doors open directly onto the enclosed rear garden.

Upstairs, are three well-proportioned bedrooms, with the main bedroom featuring built-in wardrobes, while the spacious family bathroom boasts both a bath and a separate shower.

The rear courtyard style garden affords a favoured westerly aspect, being of low maintenance design. This delightful garden also offers direct access into a private garage, which benefits from light and power.



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



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50 The Martlets, Rustington, West Sussex, BN16 2UD

£400,000

Occupying a popular seafront development, approximately one mile from the village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers coffee shops and restaurants. The seafront offers extensive leisure facilities, including Littlehampton's 'Wave Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafe's and amenities along the way. This is an ideal location with everything you need close to hand and many leisure activities available.

Rustington is centrally situated 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 towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.



pleasantly situated within this popular development moments from Rustington seafront