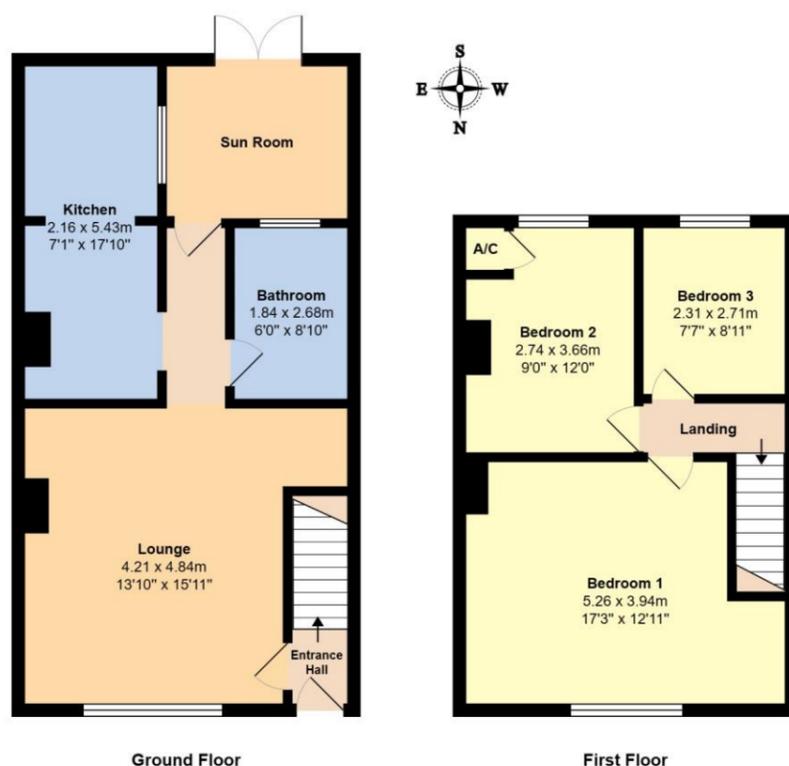


5 Wendy Ridge, Rustington,
BN16 3PJ
£329,999 Freehold



Total Area: 95.2 m² ... 1025 ft²

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 Jtm 2021

Council Tax Band: B
Energy Efficiency Rating: C



We are delighted to offer for sale this older style terrace house with feature south facing garden and off-road parking, located in a quiet no through road close to Rustington village.

The property has undergone much improvement by the current owners and offers spacious accommodation comprising; entrance hall; lounge/dining room; a refitted kitchen incorporating a range of shaker style units; refitted bathroom and a sunroom that provides access to the rear garden. Upstairs are two double bedrooms and a smaller single.

The rear garden is undoubtedly a fine feature, benefitting from a favoured southerly aspect. The garden is divided in to two sections with a large paved courtyard with timber cabin and enclosed area housing a hot tub. A wrought iron gate leads to a further area of garden, being enclosed by fencing with mature apple tree and decked seating area and planted with a variety of shrubs.

There is a double width block paved driveway to the front providing off road parking for several cars.

In our opinion the property offers a lot of scope to potentially extend (subject to planning). Internal viewing is recommended.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

5 Wendy Ridge, Rustington, BN16 3PJ

£329,999 Freehold



Feature south facing rear garden.

The location of the property is an important benefit, being within only 0.5 mile of the village centre offering its vast range of shops and restaurants, and approximately 1 mile from the Rustington's picturesque seafront and greensward.

Furthermore, several bus routes, including the popular 700 service, operate along North Lane, whilst two highly regarded primary schools can also be found within a 0.25 mile distance.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The village centre itself is positioned just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Two mainline railway stations at 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

