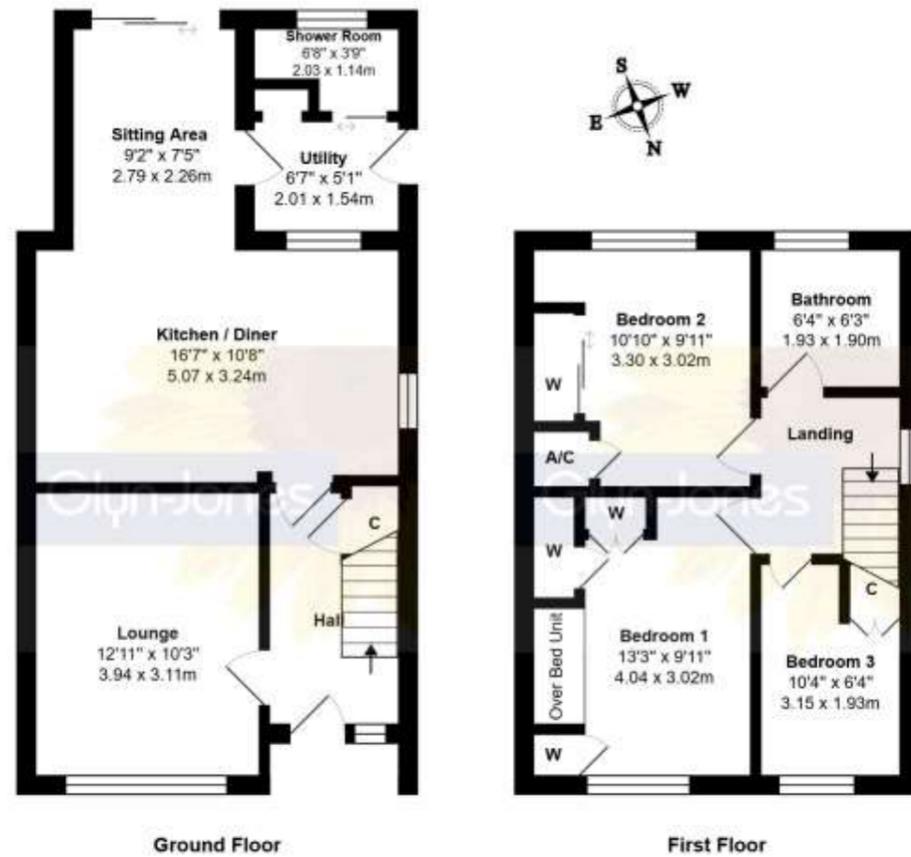


**42 Fontwell Close, Rustington,
West Sussex, BN16 2LL
£340,000 (Freehold)**



Total Approx. Floor Area 956 ft² ... 88.8 m²

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 2020.

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

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

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



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.



This extended semi-detached house is pleasantly situated in an off-road position and notably benefits from a SOUTH FACING REAR GARDEN incorporating GARAGE and SECURE OFF-ROAD PARKING.

Briefly described, the internal accommodation comprises; three bedrooms; lounge; an enlarged kitchen/dining/sitting room; utility room; first-floor bathroom; and a ground floor shower room.

Additional features include; gas central heating; double glazing; and a delightful front aspect overlooking a communal green.

The location is not only popular, but also extremely convenient for easy access to Rustington's picturesque seafront (0.2-miles), as well as its lively village centre, with extensive range of shops and restaurants (0.75-miles).

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

At an Average rating of

4.9/5 ★★★★★



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42 Fontwell Close, Rustington, Littlehampton, West Sussex BN16 2LL
£340,000 (Freehold)



Furthermore, three highly regarded primary schools are found within an approximate 1.25-mile radius, whilst two mainline railway stations (Angmering and Littlehampton), can both be found within an equivalent distance of approximately 2 miles, both of which provide a regular service to London Victoria via Gatwick. A useful local bus service can also be picked up along nearby Sea Lane.

Rustington is positioned centrally 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 neighbouring towns of Bognor Regis and Worthing.



“ ...SOUTH FACING REAR GARDEN incorporating GARAGE and SECURE OFF-ROAD PARKING... ”



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

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



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