



## Sheep Fold Avenue, Rustington, BN16 3SQ

Freehold

An End of Terrace Family Home • Three Bedrooms • NO ONWARD CHAIN • New Boiler! • Large Garage • Driveway & Off-Street Parking Available • Situated Close to Local Amenities • Fantastic Commuter Links Nearby • Approx. 1097 sq. ft (101.91 sq. m)

*Cooper Adams*

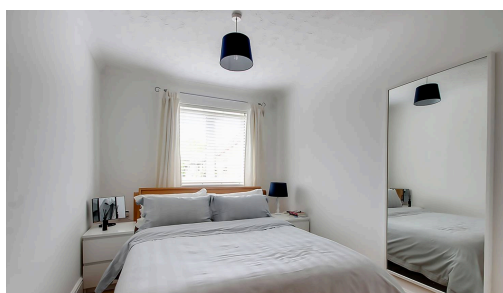


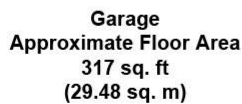
The front door leads directly into a bright and inviting living room, complete with wood flooring that extends throughout. To the rear is the well-equipped kitchen, offering ample cupboard and worktop space, as well as room for freestanding appliances. A cozy dining area connects the two spaces, providing access into the rear garden. Upstairs, the property boasts three bedrooms, including two doubles. The primary bedroom includes built-in wardrobes for added convenience. The family bathroom, located along the landing, features a bath with a shower overhead, a sink, and a WC. Additional benefits include a garage, driveway, new boiler and NO ONWARD CHAIN! The property is located close to local amenities and commuter links, providing convenience for the whole family.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





**Approx. Gross Internal Floor Area 1043 sq. ft / 96.96 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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