



Lawrence Avenue, Rustington, West Sussex, BN16 3HX

Guide Price **£450,000**



Property Type: Terraced Bungalow

Bedrooms: 2

Bathrooms: 1

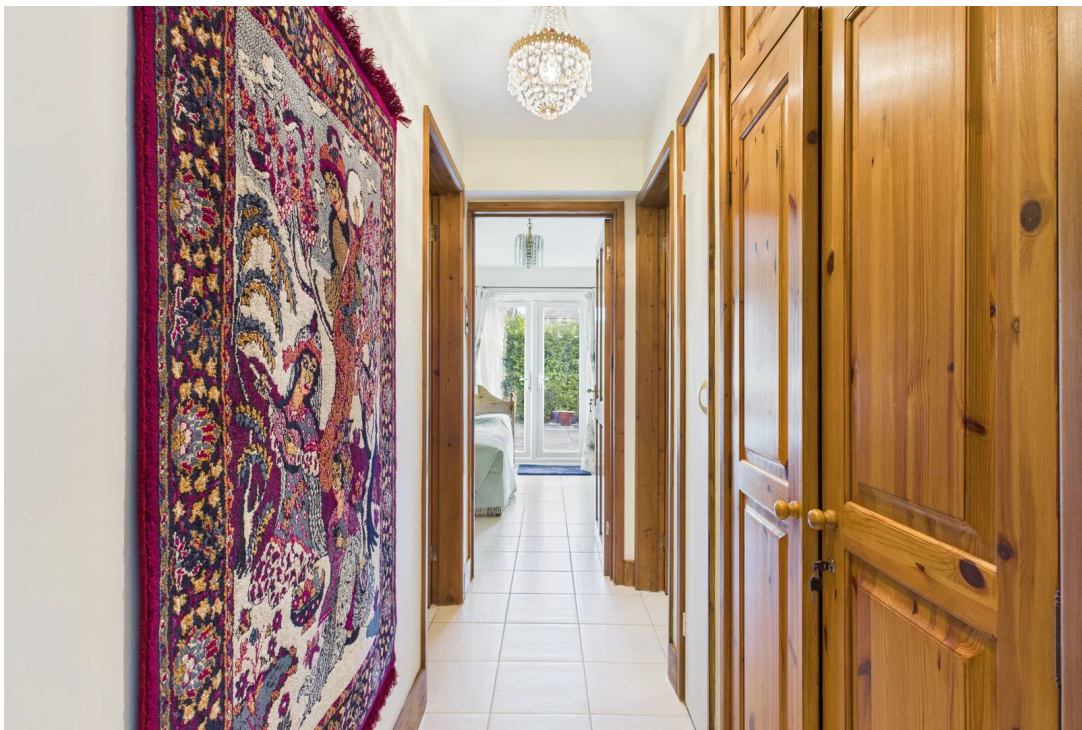
Receptions: 1

Council Tax Band: A

- Well-presented two-bedroom mid-terraced bungalow
- Quiet and peaceful cul-de-sac position
- Open-plan lounge/dining room with refitted modern kitchen
- Contemporary walnut-effect kitchen with integrated appliances
- Both bedrooms are detached to sides and with fitted double wardrobes
- Bedroom two with French doors opening to the garden
- Low-maintenance paved rear garden with planting borders
- Modern bathroom with skylight and power shower over bath
- Off-street parking and excellent transport links
- Walking distance to Angmering Station and close to local amenities



A well-presented two-bedroom bungalow set in a quiet cul-de-sac, ideally located within walking distance of Angmering Station. Featuring an open-plan living area with a modern refitted kitchen, two bedrooms with fitted wardrobes, a low-maintenance rear garden and off-street parking, this home offers convenience and ease of living close to local amenities and excellent transport links.



A Delightful Two-Bedroom Bungalow in a Quiet Cul-de-Sac – Offered by Jacobs Steel, East Preston

Set in a peaceful cul-de-sac and perfectly positioned for everyday convenience, this well-presented two-bedroom mid-terraced bungalow offers comfortable, low-maintenance living with excellent transport links. Situated within easy walking distance of Angmering Station and close to local shops, cafés and amenities, it is an ideal choice for those seeking simplicity, practicality and a calm setting.

Inside, the property features an inviting open-plan living space that combines a generous lounge/dining area with a smart refitted kitchen. Finished in a contemporary walnut-effect design, the kitchen includes integrated appliances, a stainless-steel extractor, four-ring gas hob and space for a fridge freezer, creating a stylish and functional hub for daily living.

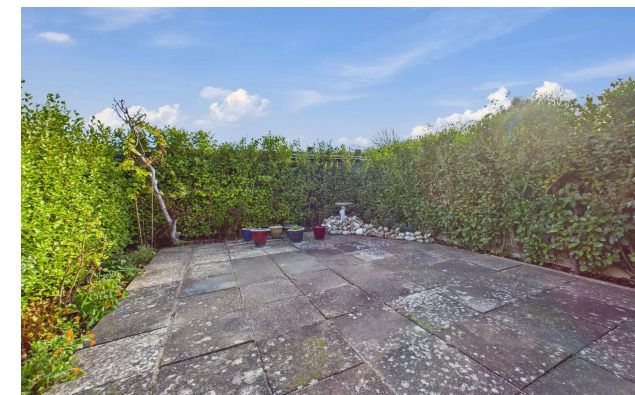
Both bedrooms overlook the private rear garden and include fitted double wardrobes, with bedroom two further benefitting from French doors opening directly outside — perfect for enjoying sunny mornings or creating a gentle indoor-outdoor flow.

The enclosed rear garden has been designed with ease in mind, laid mainly to paving with planting borders, offering a quiet low-maintenance space to relax or entertain.



A modern family bathroom, complete with a skylight, power shower over bath, pedestal sink and ladder radiator, brings additional light and comfort.

With off-street parking, excellent access to the 700 Coastliner bus route and strong rail connections to Worthing, Brighton, Chichester and London, this is a superbly located home that balances convenience with a peaceful setting.



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.