



25 Lawrence Avenue, Rustington, Littlehampton, BN16 3HX

£385,000

- Beautifully Presented Extended Family Home
- 20'11 x 16'10 Feature Kitchen/Diner With Bi Fold Door Overlooking Garden
- 15'9 Garden Cabin/Gym
- Viewing Highly Recommended!
- Superbly Modernised By Current Vendors
- Utility/Ground Floor Cloakroom
- Popular Rustington Location
- Separate 20'05 Lounge
- Three Well Balanced Bedrooms
- Extensive Driveway Parking

25 Lawrence Avenue, Littlehampton BN16 3HX

Located in a popular residential area this beautifully presented home would be ideal for any family looking to put their furniture down and start living. Offering bright and modern accommodation, with a comfortable 20'5 lounge with focal point fire at the front of the plan. However, the real star of the show is the stunning 20'11 Kitchen/Diner with bi fold doors overlooking the landscaped rear garden which has a superb 15'9 insulated garden cabin, with internet connectivity making it ideal as a home office or gym. A handy utility/cloakroom rounds off the ground floor accommodation.

Upstairs there are three well balanced bedrooms and a superbly refitted family bathroom. The property also benefits from extensive driveway parking, with room for up to four vehicles off road. Within the Georgian Gardens School catchment and located just one mile from Angmering train station and a mile from Rustington Village shops, with its fantastic range of independent shops and familiar household nam



Council Tax Band: C

Tenure: Freehold



LOUNGE

20'5" x 12'4"

KITCHEN/DINER

20'11" x 16'10"

UTILITY/CLOAKROOM

8'8" x 3'6"

BEDROOM

11'9" x 10'7"

BEDROOM

12'4" x 8'10"

BEDROOM

9'5" x 7'7"

BATHROOM

9'4" x 4'11"

AGENTS NOTE

Under the Estate Agents Act 1979 We Must Advise That The Vendor Of This Property Is An Employee Of Molica Franklin

SUMMARY

Located in a popular residential area this beautifully presented home would be ideal for any family looking to put their furniture down and start living. Offering bright and modern accommodation there is a comfortable 20'5 lounge with focal point fire and the real star of the show is the stunning 20'11 Kitchen/Diner

with bi fold doors overlooking the landscaped rear garden which has a superb 15'9 insulated garden cabin with internet connectivity making it ideal as a home office or gym. A handy utility/cloakroom rounds off the ground floor accommodation.

Upstairs there are three well balanced bedrooms and a superbly refitted family bathroom. The property also benefits from extensive driveway parking so there is room for up to four vehicles off road. Within the Georgian Gardens School catchment and located just one mile from Angmering train station and a mile from Rustington Village shops with its fantastic range of independent shops and familiar household names such as Waitrose, Costa, Superdrug, The Works and many more.



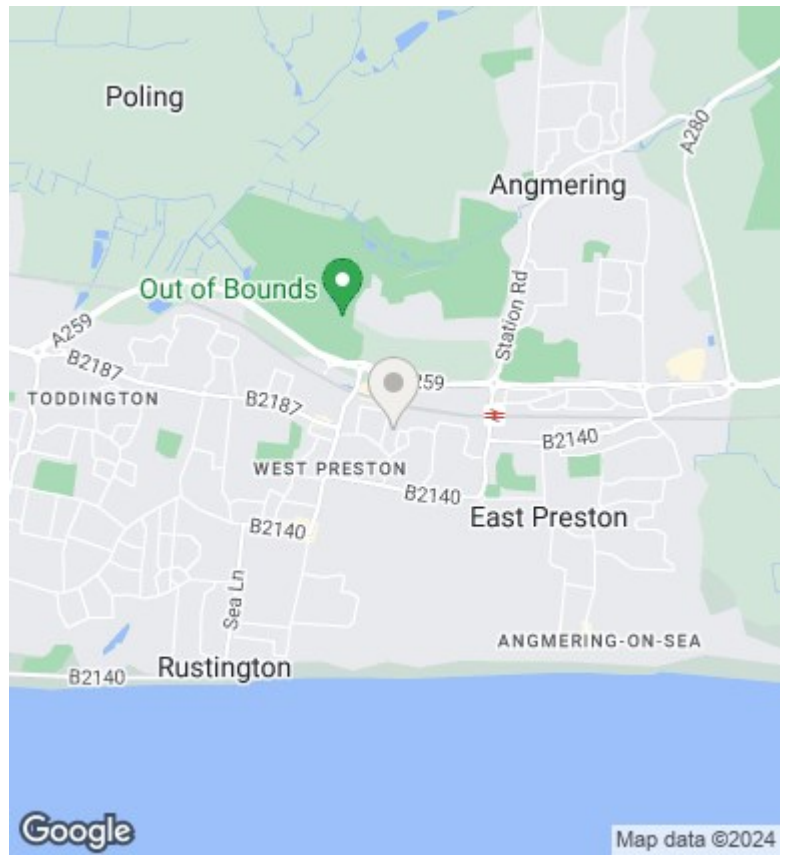
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



Total Area: 1217 ft² ... 113.0 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 error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Jim 2024



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.