



**Lawrence Avenue, Rustington Littlehampton BN16 3HX**



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## **Lawrence Avenue, Rustington Littlehampton**

This beautifully presented family home is situated in a popular residential area of Rustington and has been thoughtfully extended to provide generous living space throughout. The entrance hall leads into a bright and airy lounge/dining area with dual aspect windows, a working wood burner, and patio doors opening onto the rear garden.

The recently fitted kitchen features sleek high-gloss cabinetry and integrated appliances, offering both style and practicality. A downstairs cloakroom adds further convenience.

Upstairs, the property offers three bedrooms—two doubles and a single—alongside a modern family bathroom and a separate WC. Outside, the west-facing garden is designed for low maintenance and includes a large workshop/shed and side access.

The home benefits from an efficient source-pumped heating system and is ideally located for easy access to Rustington village, local schools, and public transport.

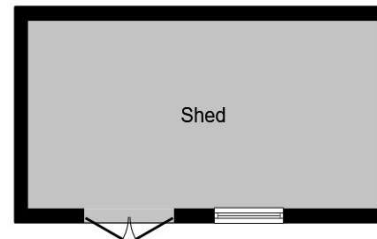




**Ground Floor**



**First Floor**



**Outbuilding**

**Lounge**

19' 11" x 12' 5" ( 6.07m x 3.78m )

**Dining Room**

11' 5" x 9' 11" ( 3.48m x 3.02m )

**Kitchen**

15' 7" x 9' 7" ( 4.75m x 2.92m )

**Bedroom 1**

12' 5" x 10' 8" ( 3.78m x 3.25m )

**Bedroom 2**

12' 5" x 8' 11" ( 3.78m x 2.72m )

**Bedroom 3**

9' 5" x 8' 4" ( 2.87m x 2.54m )

Total floor area 122.3 m<sup>2</sup> (1,316 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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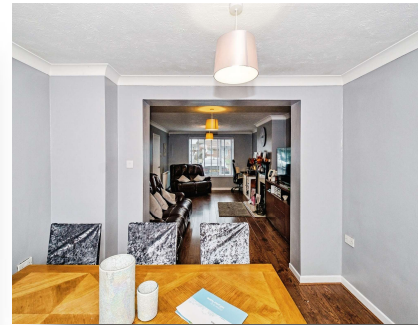
- Extended family home in a sought-after location
- Spacious lounge/dining area
- Seperate kitchen
- Downstairs cloakroom for added convenience
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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