



Price
£350,000

Freehold

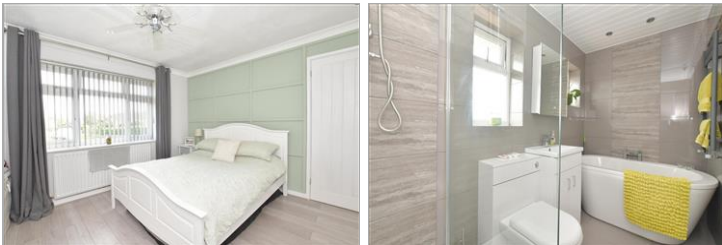
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**Lawrence Avenue,
Rustington, West
Sussex, BN16**

OVER 60?

You could get up to
59% off the price!*

cubitt & west
Helping you move forwards



Main features

- Great size family home close to good schools for all ages
- Lounge/diner plus separate breakfast area
- Conservatory to rear
- Short stroll to Rustington Village with amenities, shops & restaurants
- Train station & bus routes with easy access

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/diner: 19'8 x 12'4 (6.00m x 3.76m)

Conservatory: 9'4 x 9'0 (2.85m x 2.75m)

Kitchen: 11'2 x 9'3 (3.41m x 2.82m)

Breakfast Area: 9'4 x 9'1 (2.85m x 2.77m)

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 10'6 (3.76m x 3.20m)

Bedroom 2: 12'4 x 8'8 (3.76m x 2.64m)

Bedroom 3: 9'3 x 7'7 (2.82m x 2.31m)

Bathroom

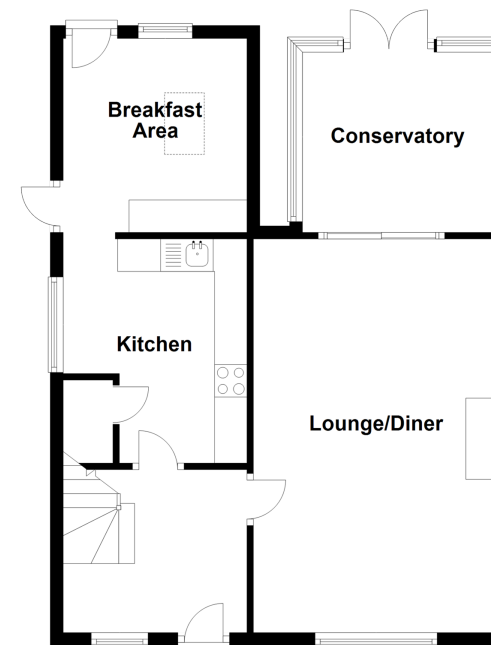
OUTSIDE

Front Garden

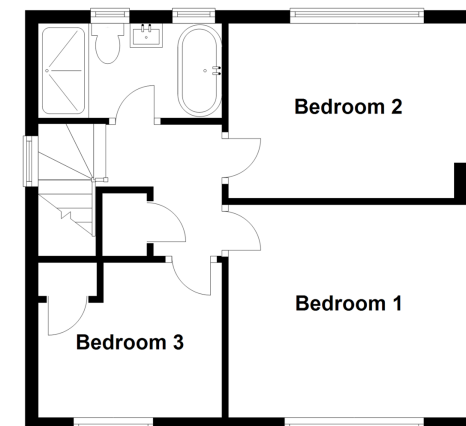
Rear Garden

Driveway

Ground Floor
Approx. 58.3 sq. metres (627.8 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.4 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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