



**Guide Price**  
**£200,000**

**Freehold**

2x  1x  1x 

**Conbar Avenue,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- In need of some modernisation (subject to planning consents)
- Good buy to let Investment opportunity
- Ideal first time buyer property
- Short distance to Rustington village
- Easy access to transport links by car, bus or train



### Nearest Schools

Primary Schools: Rustington Community Primary 0.2 miles, Summerlea Community Primary 0.3 miles, Georgian Gardens Community Primary 0.6 miles

Secondary Schools: Littlehampton Academy 1.0 miles



### Transport Information

Train Stations: Angmering 0.8 miles, Littlehampton 1.6 miles, Arundel 2.6 miles

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 10'8 x 10'8 (3.25m x 3.25m)

Kitchen: 14'5 x 9'2 (4.40m x 2.80m)

Conservatory

### FIRST FLOOR

Landing

Bedroom 1: 9'8 x 9'3 (2.95m x 2.82m)

Bedroom 2: 9'9 x 7'4 (2.97m x 2.24m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

