



Total Area: 1046 ft² ... 97.2 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 Jlm 2025

Tenure: Freehold
Council Tax Band: D
EPC Rating: E



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
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**9 Henry Avenue, Rustington, West
Sussex, BN16 2NY**
£435,000 (Freehold)

Glyn-Jones



We are delighted to offer for sale this older style semi-detached house situated on the sought after 'Poets' area of Rustington, within close proximity of the village and seafront.

Boasting three bedrooms, a spacious hallway, and a lounge with a feature bay window, this property offers a comfortable and welcoming living space. The separate dining room overlooks the generous mature rear garden, providing a perfect space for entertaining.

This delightful home also features a galley style kitchen fitted with an extensive range of cupboards, a spacious bathroom fitted with a white suite, gas heating, and double glazing. In addition, the property offers scope for extension (stp) as has been carried out by many similar homes nearby.

Externally the property benefits from an enclosed rear garden, being mostly laid to lawn and planted with an abundance of mature trees and shrubs, with large, decked seating area, outside store cupboard and direct garage access. To the front of the property is a private driveway providing parking for several cars and leads to a detached garage measuring 24'2 x 8'6



At an Average rating of

4.9/5 ★★★★★



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Poets Corner is conveniently located within an equivalent distance to both the village centre and seafront (both approx. 0.5 miles), as well as many other important local amenities including schools, Westcourt Medical Centre, Mewsbrook Park and the Wave leisure centre.

Furthermore, public transport links are close to hand, with the renowned 700 bus route operating along nearby North Lane and The Street, and two mainline railway stations - Angmering and Littlehampton - found within an approximate 2-mile radius.

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor Regis, and Worthing.



 *Attractive older style semi-detached house with feature mature gardens*

