



Total Area: 1137 ft² ... 105.6 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

**Council Tax Band: C**  
**Energy Efficiency Rating: D**  
**Tenure: Freehold**



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

**23 Henry Avenue Rustington, West**  
**Sussex BN16 2PA**  
**Guide Price £350,000 (Freehold)**

**Glyn-Jones**



Introducing this spacious older style terrace house, located in the popular Poets Corner of Rustington, offered for sale with the benefit of no onward chain.

Offering a wonderful opportunity for potential buyers, the property offers a blank canvas with potential to improve and extend, just as many similar homes in the area have done. The accommodation features; a spacious entrance hall, three bedrooms, a spacious lounge, separate dining room, modern kitchen and conservatory. Upstairs are three bedrooms and a generous sized bathroom.

One of the standout features of this property is the enclosed rear garden, which benefits from a favoured southerly aspect, being laid mostly to lawn with large decked area. Concrete hardstanding is situated at the far end of the garden, accessed via Tennyson Avenue and enclosed by double gates.

Further features include gas heating and double glazing.



At an Average rating of  
4.9/5 ★★★★★



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Guide Price £350,000 (Freehold)



“ Attractive older style terrace offered for sale  
with no onward chain ”

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 Westcourt Medical Centre, Mewsbrook Park, and Littlehampton 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 neighbouring towns of Bognor Regis and Worthing.

