



Total Area: 1364 ft² ... 126.8 m² (Excludes Shed)

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

Energy Performance Rating:

AGENT'S 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.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
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30 Henry Avenue, Rustington BN16 2PA

£400,000 - Freehold

Glyn-Jones



- Extended Terraced House
- Stylish Kitchen/Dining/Sitting Room
- Ground Floor Cloakroom
- Double Glazing
- Off-road Parking
- Three Bedrooms
- Modern Shower Room
- Gas Central Heating
- Sizeable Rear Garden
- EER: TBC

It is our pleasure to present this attractive terraced family home to the market, boasting the notable addition of a full width extension to the rear that provides enlargement to an impressive kitchen/dining/sitting room.

The property also offers three bedrooms, a modern fitted shower room, ground floor cloakroom, and an entrance porch that leads through to a spacious hallway.

Outside, there is a sizeable and well-enclosed rear garden incorporating a generous workshop with power. External access is also provided to the garden via a twitten beyond the rear boundary.

Additional attributes include gas central heating, double glazing, and double width off-road parking to the front.

Situated within the popular Poets Corner area of Rustington, the property is most conveniently positioned for access to both the village centre and seafront (both within an approximate 0.75-mile radius), as well as many other important local amenities including Westcourt Medical Centre; two local primary schools; Mewsbrook Park, and Littlehampton Wave leisure centre.

Furthermore, public transport links are close to hand, with the renowned 700 bus service operating along nearby North Lane and The Street, whilst two mainline railway stations can be found within an equivalent distance of 2-miles (Angmering and Littlehampton), both of which afford a regular service to London Victoria.

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.



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4.9/5 ★★★★★



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