



## Conbar Avenue, Rustington, BN16 3LY

Freehold

Two Bedrooms • End of Terrace House • Driveway Parking for 2 Cars • Conservatory with Utility Area • Built in Wardrobe to Primary Bedroom • Woodburner • Private West-Facing Garden • Local Amenities Nearby & Woodlands Recreation Ground •  
Approx. 588 sq. ft (54.6 sq. m)

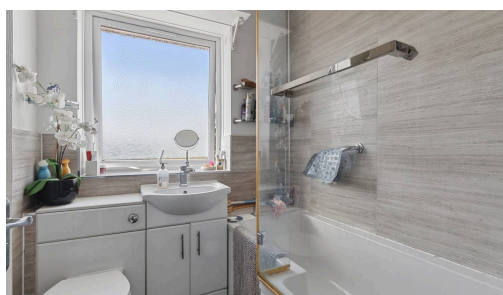
*Cooper Adams*

This two-bedroom end-of-terrace house has a separate lounge with a woodburner, providing a cosy place to relax, and a kitchen/diner with space for everyday meals. The kitchen leads through to a conservatory, which offers additional space overlooking the garden and incorporates a useful utility area. Upstairs, there are two bedrooms, with a built-in wardrobe in the primary bedroom, along with a family bathroom. Outside, the property benefits from a private west-facing rear garden, providing space to sit outdoors and enjoy the afternoon and evening sunshine. To the front, the driveway offers off-road parking for two cars. Local amenities are nearby, and Woodlands Recreation Ground is also within easy reach, providing access to green space for walks and outdoor activities. The property is situated in a quiet no-through road, with local schools and nurseries nearby.

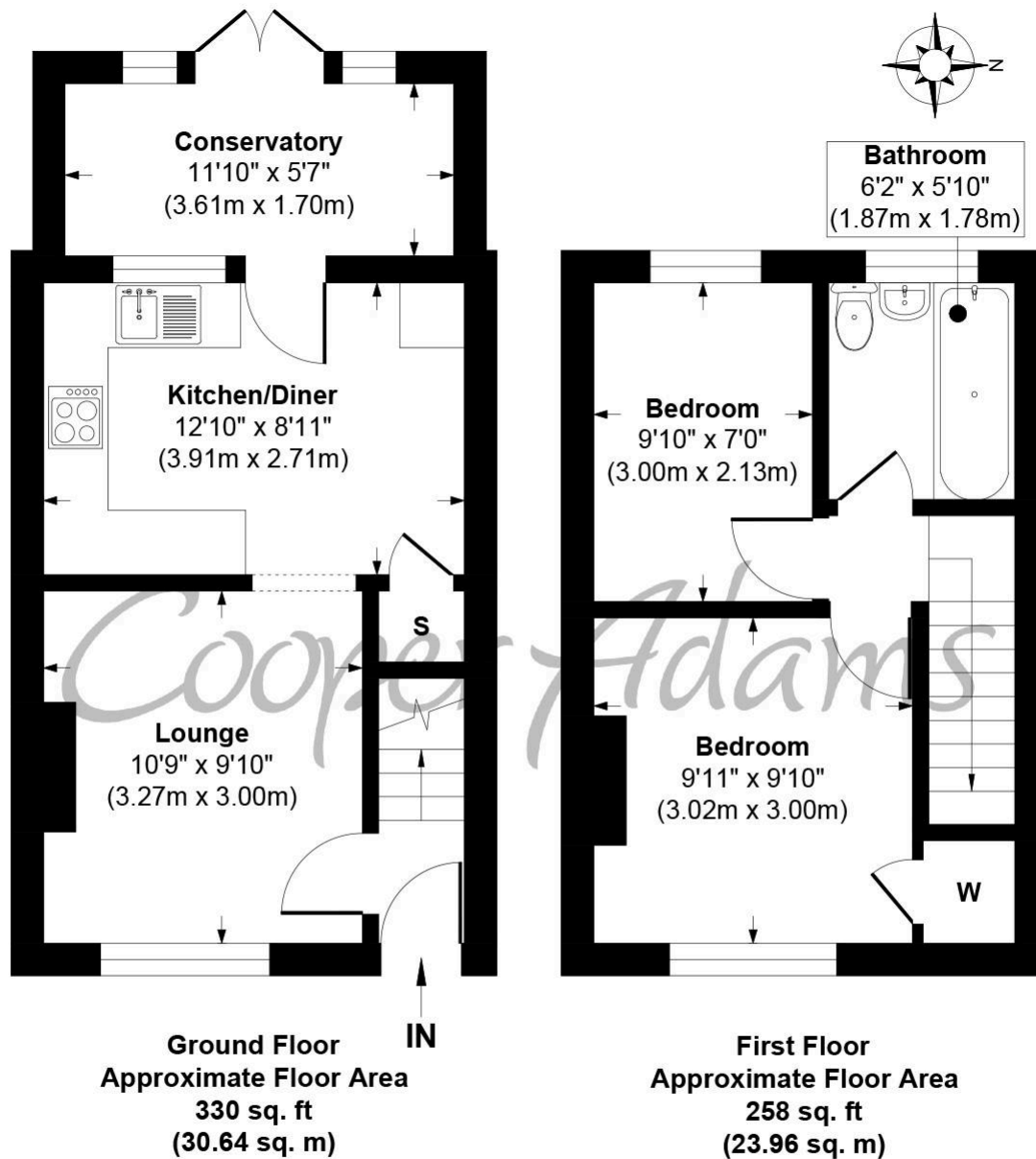
*On offer acceptance, we are required to verify your identity to comply with Anti Money Laundering regulations. A fee of £60 inc VAT applies for these checks, payable in advance. The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.*



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.



*Cooper Adams*



**Conbar Avenue, Rustington**  
**Approx. Gross Internal Floor Area 588 sq. ft / 54.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: B, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at [www.cooper-adams.com](http://www.cooper-adams.com). We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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