



**Price**  
**£380,000**

**Freehold**

2x  2x  2x 

**Tennyson Avenue,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Lovely home on sought after "Poets Estate"
- Large conservatory overlooking rear garden with summerhouse
- Rear gated access leading to additional small garden area
- Short distance to village & seafront
- Offered for sale with no ongoing chain

## Accommodation

### GROUND FLOOR

Entrance Hallway

Dining Area: 11'2 x 7'5 (3.41m x 2.26m)

Kitchen: 15'10 x 9'1 (4.83m x 2.77m)

Conservatory: 7'1 x 5'9 (2.16m x 1.75m)

Lounge: 14'5 x 12'3 (4.40m x 3.74m)

Bedroom 1: 11'0 x 9'10 (3.36m x 3.00m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 2: 11'2 x 8'9 (3.41m x 2.67m)

En-suite Shower Room

### OUTSIDE

Front Garden

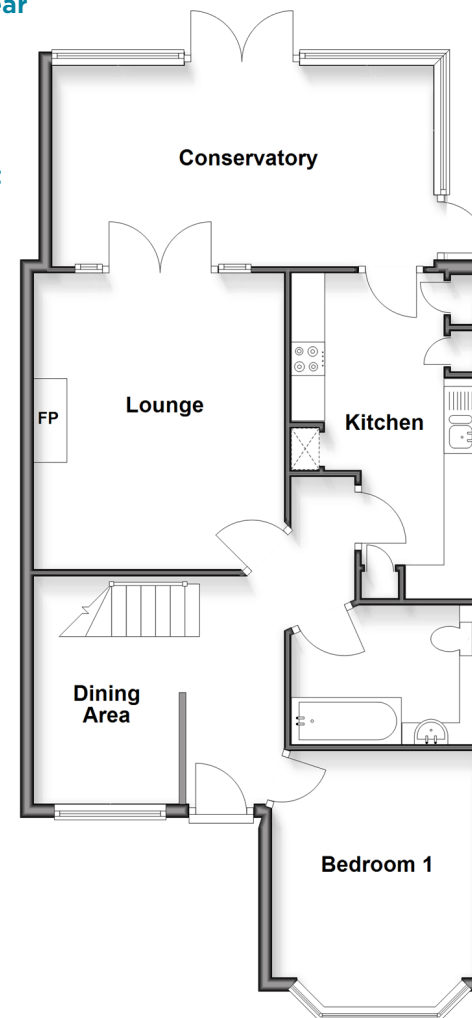
Rear Garden

Driveway

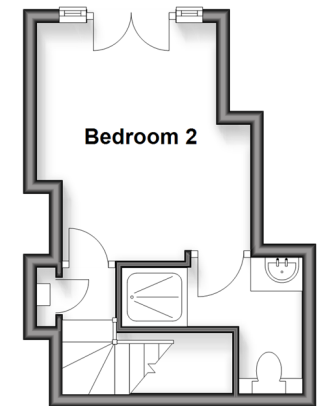
Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

**Ground Floor**  
Approx. 78.4 sq. metres (843.7 sq. feet)



**First Floor**  
Approx. 17.5 sq. metres (188.5 sq. feet)



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