



**Guide Price**  
**£325,000**

**Freehold**

2x  1x  1x 

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

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Fantastic property in unadopted road close to Rustington Village**
- **Cosy living room with wood burner**
- **Wonderful sunny aspect rear garden**
- **Workshop and large shed**
- **Sought after Poet's Estate**
- **Close to Mewsbrook Park and seafront**

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 17'2 x 11'4 (5.24m x 3.46m)

Kitchen: 10'0 x 8'7 (3.05m x 2.62m)

Conservatory: 11'9 x 10'2 (3.58m x 3.10m)

Bedroom 1: 11'6 x 9'3 (3.51m x 2.82m)

Bedroom 2: 9'7 x 8'7 (2.92m x 2.62m)

#### Bathroom

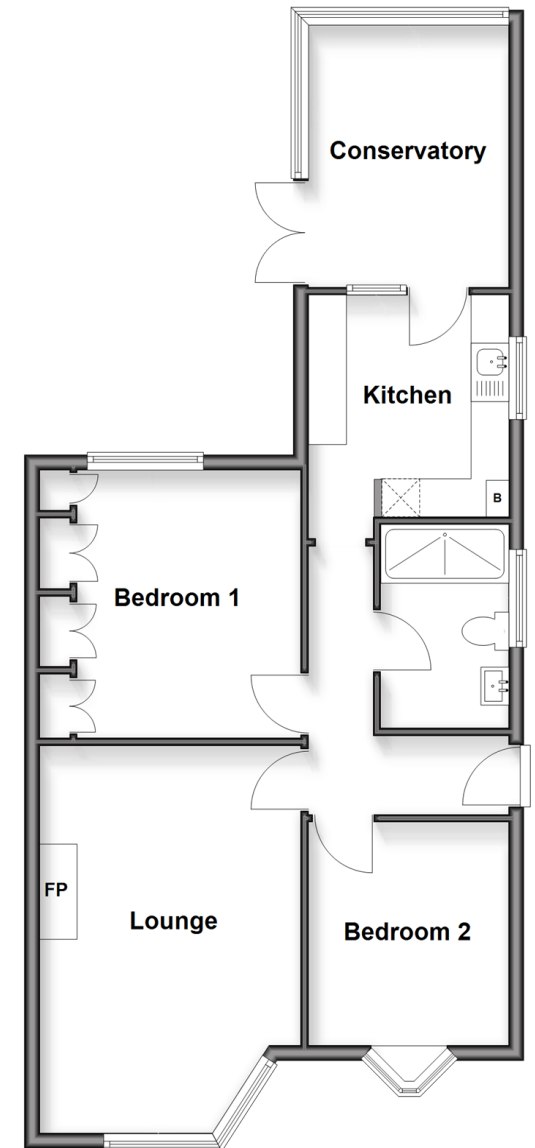
### OUTSIDE

#### Front Garden

#### Rear Garden

#### Off Road Parking

**Ground Floor**  
Approx. 65.6 sq. metres (706.6 sq. feet)



**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 50% less, by purchasing a Lifetime Lease.



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