



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£325,000

Freehold

2x 1x 1x

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

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 Newsbrook 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

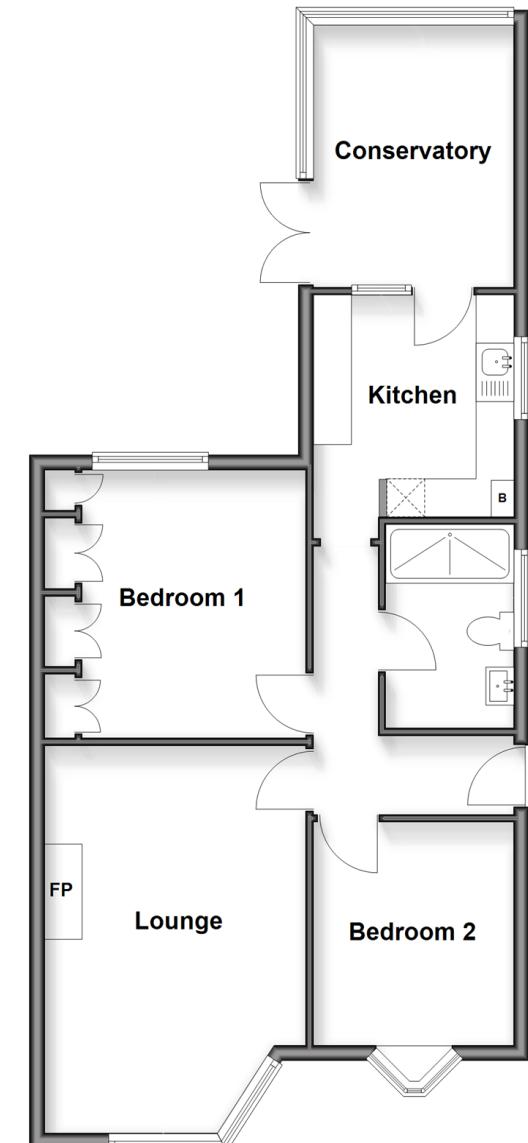
Front Garden

Rear Garden

Off Road Parking

Ground Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- 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.



CURRENT:
E(53)

POTENTIAL:
C(71)



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