4 Sheep Fold Avenue, Rustington, Littlehampton, BN16 3SQ

£280,000

- Three Bedroom Terrace House
- Close To Angmering Train Station
- 12'9 Conservatory
- Chain Free
- Situated In Popular Residential Location
- Close To Local Schools & Shops
- Low Maintenance South Facing Rear Garden
- 16'6 Lounge/Dining Room
- 18'1 Garage With Driveway Parking To Front
- Vacant Possession

69 High Street, Littlehampton, West Sussex, BN17 5EJ
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4 Sheep Fold Avenue, Littlehampton BN16 3SQ

Situated in a popular residential location close to Angmering Train Station, local schools and everyday amenities, this chain free three-bedroom terraced house offers well-proportioned accommodation throughout and is ideal for first-time buyers, families or investors alike.

The ground floor features a spacious 16'6 lounge/dining room, providing plenty of room for both relaxing and entertaining, while the 12'9 conservatory enjoys views over the rear garden and offers a versatile additional reception space. The kitchen is positioned to the front of the property.

Upstairs, there are three bedrooms alongside the family bathroom, with the third bedroom also lending itself perfectly as a home office or nursery.

Outside, the property benefits from a low maintenance south-facing rear garden, ideal for enjoying the sunshine with minimal upkeep. To the front is a driveway providing off-road parking, leading to an 18'1 garage offering excellent storage or additional parking.

Offered to the market with no onward chain, viewing is highly recommended to appreciate the accommodation and convenient location on offer.

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Council Tax Band: C

Tenure: Freehold

LOUNGE/DINING ROOM
16'6x14'5

KITCHEN
8'1x7'7

CONSERVATORY
12'9x8'6

BEDROOM 1
12'9x8'0

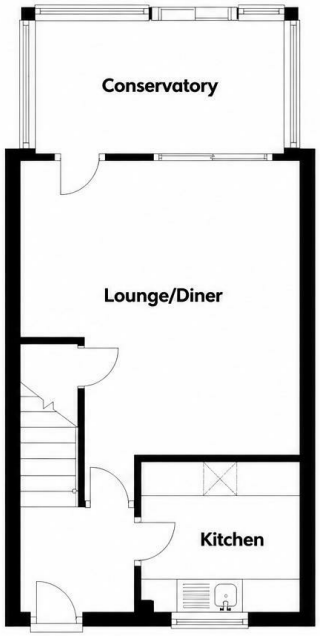
BEDROOM 2
11'5x8'0

BEDROOM 3
9'8x6'3

BATHROOM
6'2x5'7

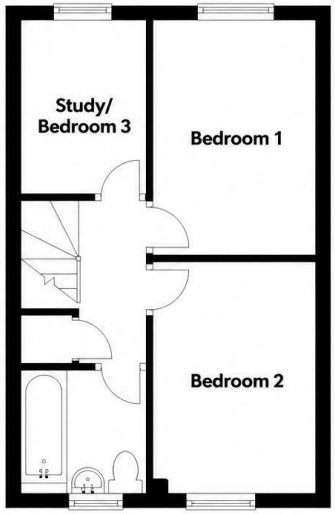
Ground Floor

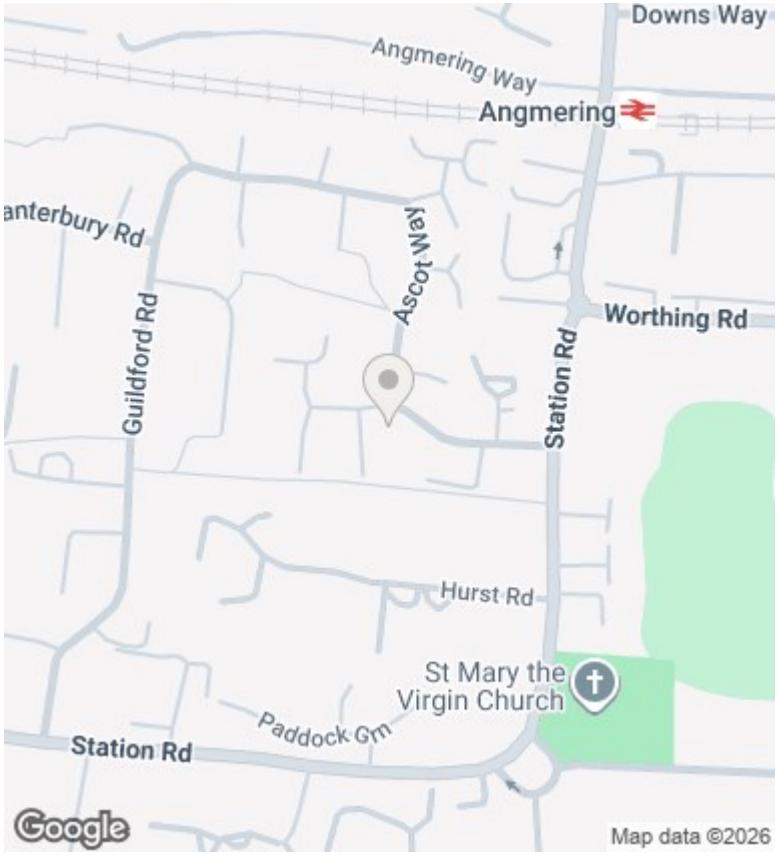
Approx. 44.6 sq. metres (479.9 sq. feet)



First Floor

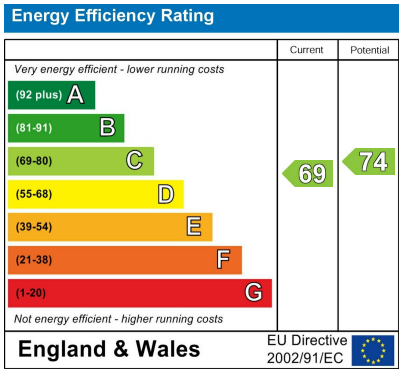
Approx. 33.9 sq. metres (364.5 sq. feet)





Rustington is a charming coastal village in West Sussex, situated between Worthing and Littlehampton. Known for its relaxed seaside atmosphere, Rustington offers a blend of traditional village charm and modern amenities. With a bustling high street featuring independent shops, cafés, and restaurants, it provides a welcoming community feel. The village is just a short walk from the beach, making it ideal for coastal walks and outdoor activities.

Rustington benefits from excellent transport links, including a direct train line to London, making it a convenient location for commuters. Its proximity to Worthing and other nearby towns ensures access to a wider range of services while maintaining a peaceful village setting. Whether you're looking for a tranquil seaside retreat or easy connectivity to the capital, Rustington offers the best of both worlds.



These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.

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