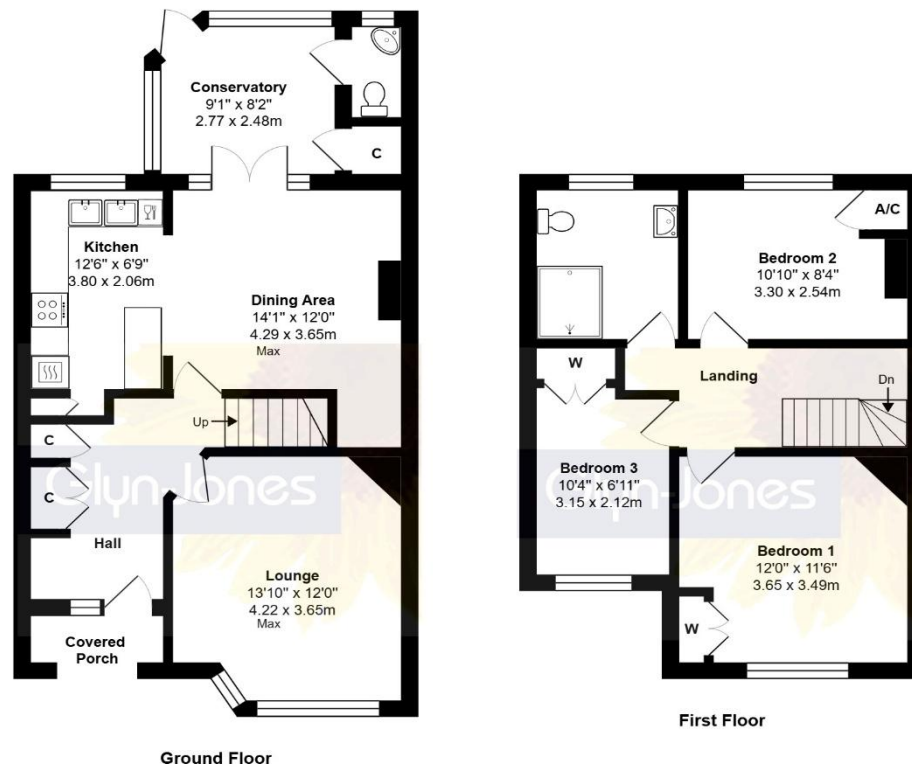


4 Henry Avenue, Rustington, West Sussex, BN16 2NY £399,950

Glyn-Jones



Total Area: 1070 ft² ... 99.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Council Tax Band: D
Energy Efficiency Rating: TBC
Tenure: Freehold

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com



It is our pleasure to offer for sale this attractive older style terrace house situated within the popular 'Poets Estate,' offering the perfect blend of character and contemporary living. Exceptionally well presented throughout, the property retains charming period features while providing all the modern comforts of a family home.

Step through the spacious entrance hall, thoughtfully designed with plenty of built-in storage, and into a welcoming lounge boasting a feature bay window and an elegant fire surround (currently used as an open fire) The hub of this delightful home is the generous kitchen/dining room, beautifully fitted with a range of modern shaker style units, quartz worktops, and a host of integrated appliances. There is ample space for a dining table and chairs, perfect for entertaining family and friends. Double doors lead from the dining area to a bright conservatory, seamlessly connecting the indoors to the outdoors. A convenient ground floor cloakroom is also provided.

Upstairs, the property features three well-proportioned bedrooms, two of which offer built-in storage solutions. The refitted shower room is impressively spacious and boasts a stylish walk-in shower.

The rear garden is of a good size, offering a substantial decked area, a lawn bordered by mature shrubs, and a useful partially enclosed timber shelter. With rear pedestrian access and private driveway parking at the front, this home meets the practical needs of modern living. Additional benefits include gas heating and double glazing throughout.



At an Average rating of

4.9/5 ★★★★★



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£399,950



Henry Avenue is a popular residential road forming park of the Poets Corner estate.

Rustington village can be found less than a half mile away and offers comprehensive services, including library, churches, doctors and dentists surgeries. The village enjoys a wide range of shops, including Waitrose and many specialist independent retailers.

There is a good choice of local schools nearby and a wide range of amenities and leisure facilities close to hand, with Littlehampton Wave Swimming and Sports Centre approx. one mile in distance. Angmering mainline railway with regular commuter trains to London can be found within 1.7 miles



“Exceptionally well presented family home
forming part of the popular ‘Poets Estate’”

