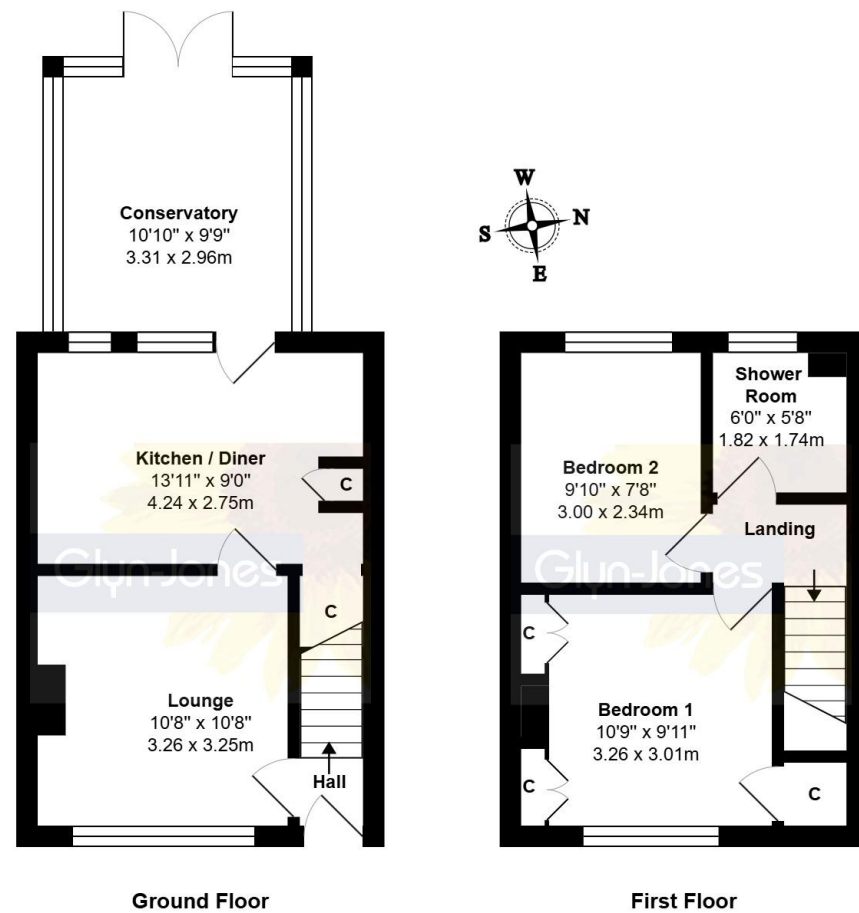




Total Area: 677 ft² ... 62.9 m²

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: B

Energy Efficiency Rating: C

Tenure: Freehold



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

**12 Conbar Avenue, Rustington,
West Sussex, BN16 3LY**
£235,000 (Freehold)

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this older style mid-terraced house situated in a popular 'no through road' location.

In brief, the accommodation comprises; two bedrooms; lounge; sizeable kitchen/dining room; and a modern fitted shower room.

Outside, there is a well-enclosed rear garden set on a favourable westerly aspect, with pedestrian access from the rear. The front of the property has been adapted to cater for off-road parking.

Further attributes include gas central heating via an updated combination boiler (2024); double glazing; and a replacement roof in 2019.

Conbar Avenue is conveniently located approximately 1-mile from Rustington's comprehensive village centre, which boasts an extensive range of shops, cafes, and restaurants.



At an Average rating of

4.9/5 ★★★★★



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12 Conbar Avenue, Rustington, West Sussex BN16 3LY
£235,000



“...a well-enclosed rear garden set on a favourable westerly aspect, with pedestrian access from the rear.



The property’s location also enables easy access to many useful local amenities, for example, Windmill Parade of shops, three local primary schools, and a bus route operating along nearby Worthing Road; all of which can be found within an approximate 0.5-mile radius.

In addition, access to the A259 is also nearby, providing a link to the larger neighbouring towns of Worthing and Bognor Regis. Notably, Rustington's picturesque seafront, as well as Angmering mainline railway station, are both situated within an equivalent distance of 1.5-mile.

