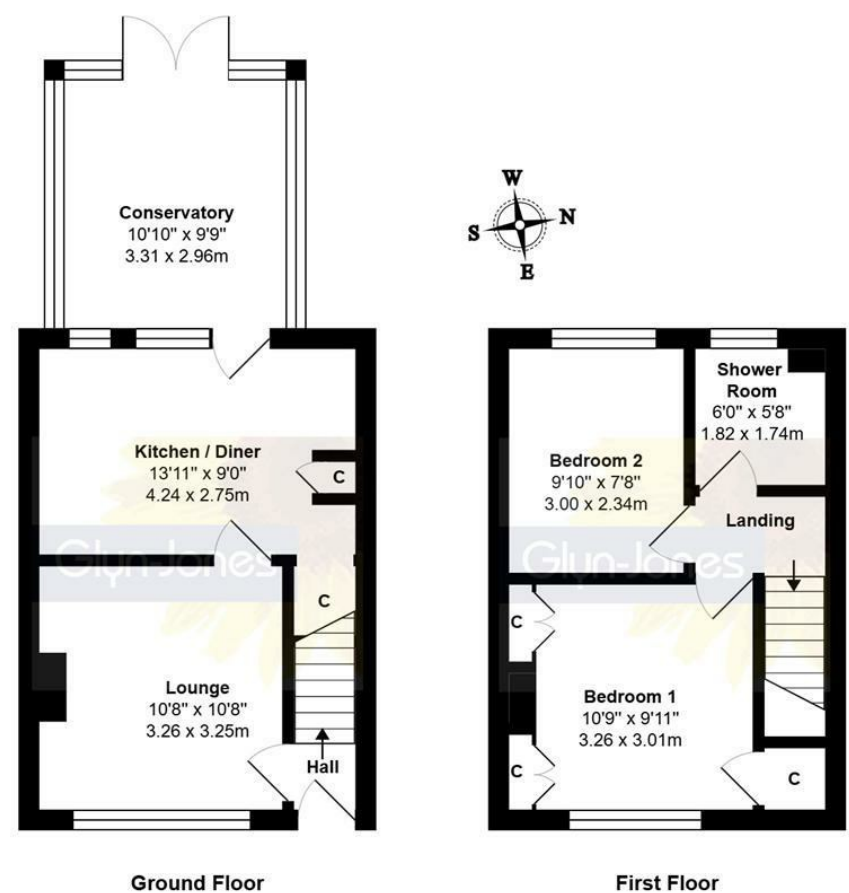


12 Conbar Avenue, Rustington BN16 3LY

£235,000 - Freehold

Glyn-Jones



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



- Mid-Terraced House
- Two Bedrooms
- Kitchen/Dining Room
- Modern Shower Room/WC
- West Facing Rear Garden
- NO ONWARD CHAIN
- Lounge
- Conservatory
- Off-road Parking
- EER: TBC

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 boasting an extensive range of shops, cafes, and restaurants.

The location also enables easy access to many other local amenities, namely, Windmill Parade of shops, three local primary schools, and a bus route operating along nearby Worthing Road; all of which are found within an approximate 0.5-mile radius.

In addition, the A259 can also be accessed within approximately 0.5-mile, 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, can both be found within an equivalent distance of 1.5-mile.

TENURE - Freehold

Council Tax Band: B

Energy Performance Rating:

AGENT'S 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.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



Glyn-Jones & Company
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At an Average rating of 4.9/5 ★★★★★



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