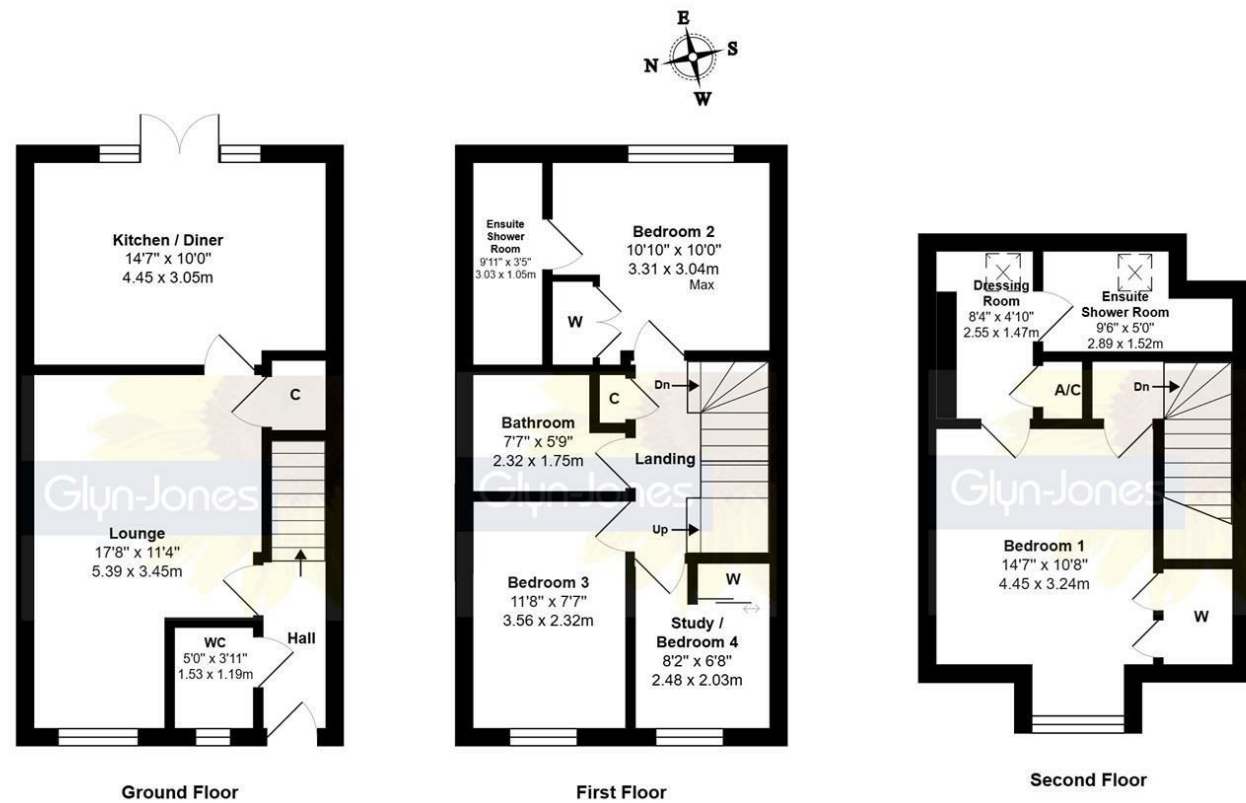


49 Woodlands Avenue, Rustington BN16 3ER

£375,000 - Freehold



Total Area: 1128 ft² ... 104.8 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



- Modern Style Three-Storey House
- West Aspect Living Room
- Family Bathroom + Two En Suites
- Well-enclosed Rear Garden
- Close to Village Centre
- Three/Four Bedrooms
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- One Allocated Car Barn Space
- EER: C

Conveniently located within very close proximity to the village centre and many of its principal local amenities is this modern style, three-storey home.

Constructed by reputable West Sussex builders, Thakeham Homes, this deceptively spacious property was originally configured with three bedrooms, but one has since been adapted to allow for a study, although this could also provide for a small fourth bedroom

The remainder of the accommodation is arranged with a west aspect living room; kitchen/breakfast room, which boasts a range of integrated appliances and 'French' style doors to the rear garden; a family bathroom; two en suite shower rooms; dressing room off bedroom one; and a ground floor cloakroom.

Outside, the property benefits from a well-enclosed rear garden, with rear pedestrian access; a partially enclosed front garden that offers potential for off-road parking (subject to estate and planning consent); and an allocated parking space within a car barn located to the rear of the development.

Additional benefits include; gas central heating; double glazing; an array of built-in storage; and an attractive communal garden area.

The situation of the property is a key attribute, being within easy reach of three primary schools; several pre-schools; Westcourt Medical Centre; and the library; all of which can be found within approximate 1-mile radius. Notably, Rustington's picturesque seafront is found within just over 1-mile.

Public transport links are also close to hand, with the renowned 701 bus service operating along nearby The Street, and Angmering mainline railway station, which provides a regular service to London Victoria, found in approximately 1.5-miles.

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: C

AGENTS 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
Rustington Office Sales
01903 770095
rustington@glyn-jones.com



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



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Rustington
01903 770095

49 Woodlands Avenue, Rustington, West Sussex, BN16 3ER



WITH OVER...



COMPANY REVIEWS

At an Average rating of



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