



Total Approx. Floor Area 756 ft² ... 70.2 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025

Tenure: Freehold

Energy Efficient Rating: C

Council Tax Band: C



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed 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

18 Sheep Fold Avenue, Rustington
West Sussex, BN16 3SQ
£285,000 (Freehold)

Glyn-Jones



Offered for sale is this extended end terraced house that forms part of a small cul-de-sac, conveniently situated for many useful local amenities.

The addition on the ground floor affords the property a degree of versatility, with potential for a third bedroom or study/hobbies room.

The remainder of the accommodation comprises; two double bedrooms; lounge; kitchen; and a contemporary bathroom.

Outside, there is a well-enclosed rear garden set on a southerly aspect, and an open plan front garden/driveway enabling off-road parking.

Further attributes include gas central heating; uPVC double glazing; and loft storage space.



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



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The location of the property notably allows easy access to Angmering mainline railway station, Willow Green Surgery and Station Parade shops, as well as bus stops situated along nearby Station Road (all within approx. 0.2-mile distance).

Rustington's comprehensive village centre and its picturesque seafront can be found in an approximate 1.25-radius.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

