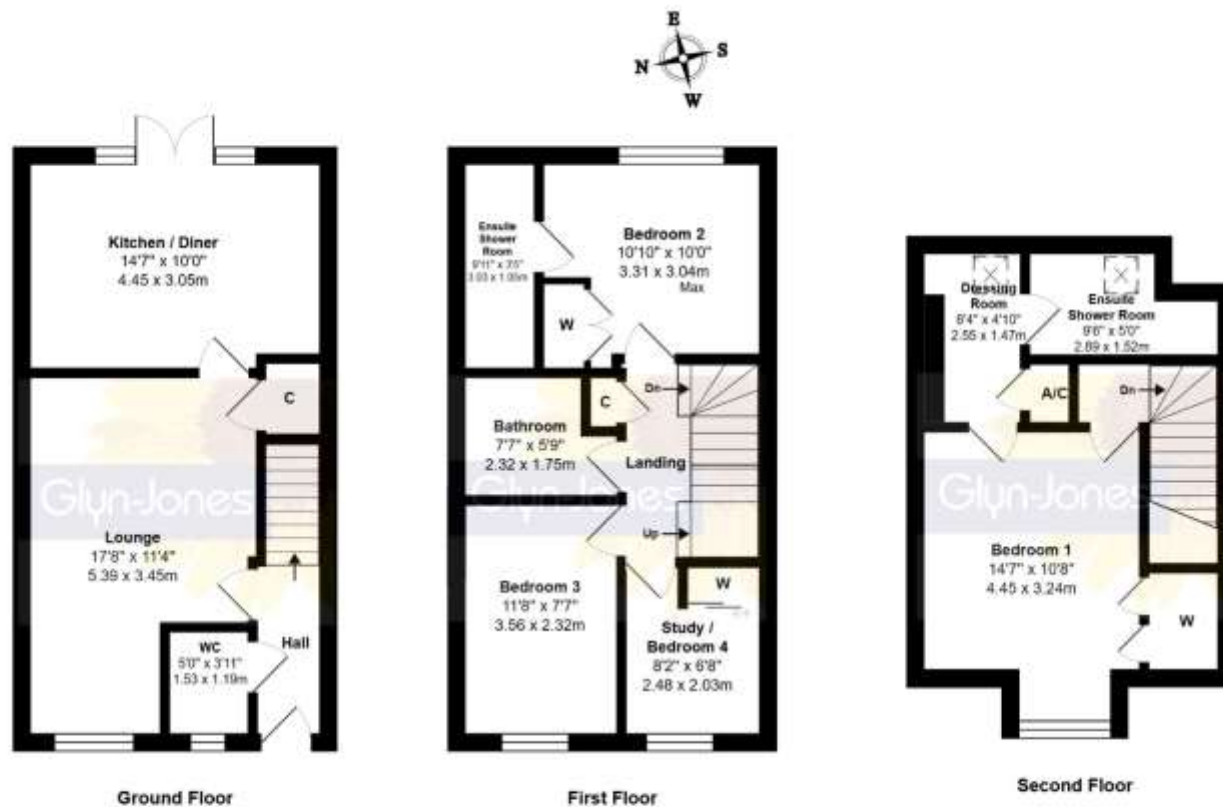


**49 Woodlands Avenue, Rustington,
West Sussex, BN16 3ER
£375,000 (Freehold)**

Glyn-Jones



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 2020.



Council Tax Band: D
Energy Efficiency Rating: C
Estate Fee: approx. £250.00 per annum

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; however, one has since been adapted to allow for the addition of 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; a kitchen/breakfast room, which boasts a range of integrated appliances and 'French' style doors to the rear garden; 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.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Rustington Office
 01903 770095
 rustington@glyn-jones.com

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... **500** COMPANY REVIEWS

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



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49 Woodlands Avenue, Rustington, West Sussex BN16 3ER

£375,000




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.

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.



 *...a kitchen/breakfast room, which boasts a range of integrated appliances and 'French' style doors to the rear garden...*



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