



Total Area: 829 ft² ... 77.0 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 Jtm 2022

**Council Tax Band: C**

**Energy Efficiency Rating: TBC**

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.

**Glyn-Jones**

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BOGNOR REGIS   EAST PRESTON   LITTLEHAMPTON   RUSTINGTON   WEST WORTHING

## Tennyson Avenue, Rustington, BN16 2PH

£435,000 Freehold

**Glyn-Jones**



We are delighted to offer for sale this superb older style semi-detached bungalow, situated within the ever-popular 'Poets Corner' area of Rustington.

The property has undergone considerable improvement by the current vendors and offers bright and well-planned accommodation featuring; three bedrooms, a west facing lounge with double doors offering access to the rear garden, a refitted kitchen which leads into a small sun room and modern refitted bathroom.

Externally the property benefits from double width off road parking to the front. The enclosed rear garden benefits from a favoured westerly aspect and is laid mainly to lawn with paved patio, summer house and secure side and rear gated access. A garage is situated at the rear of the garden and benefits from an attached workshop area, light and power.

Additional features include; gas heating, double glazing, feature stripped wood floor. The property is also being sold with the added benefit of no onward chain.

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The property occupies a quiet residential road, within close proximity of a host of local amenities, including doctors and dentist surgeries. Rustington village enjoys a wide range of shops, including Waitrose and many specialist retailers, coffee shops and restaurants. A local bus route operates along nearby Holmes Lane and Rustingtons picturesque seafront, Mewsbrook Park and ‘Wave’ leisure centre can all be found within 0.5 miles.

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing. Two mainline railway stations located in Angmering and Littlehampton can be found within



 *Superb condition throughout*

