



Council Tax Band: D
Energy Efficiency Rating: E (rated prior to current vendor's ownership and subsequent renovations)



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

11 Tennyson Avenue, Rustington
West Sussex, BN16 2PB
£450,000 (Freehold)

Glyn-Jones



Having been the subject of considerable renovation and improvement by the current owners is this extended mid-terraced house, pleasantly situated within the highly regarded Poets Corner area of Rustington.

Boasting accommodation spanning three floors, this wonderful family home truly is essential viewing for the modern family.

The property is configured with four bedrooms, the larger of which benefits from an recently updated en suite shower room; an extremely impressive and enlarged kitchen/dining/family room encompassing a stylish range high gloss fitted units, integrated appliances, island unit, and bi-fold doors that lead to the rear garden; a westerly facing lounge featuring a wood burning stove; contemporary 4-piece first-floor bathroom; and a ground floor cloakroom.

Outside, the aforementioned rear garden is of low-maintenance design and incorporates a large garden studio with power. There is also double width off-road parking to the front.

Additional attributes include a striking entrance porch that leads through to a spacious hallway, gas central heating, uPVC double glazing, and an extensive array of built-in storage throughout.



At an Average rating of

4.9/5 ★★★★★



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Poets Corner is conveniently located within an equivalent distance to both the village centre and seafront (both approx. 0.5 miles), as well as many other important local amenities including Westcourt Medical Centre, Mewsbrook Park, and Littlehampton Wave leisure centre.

Furthermore, public transport links are close to hand, with the renowned 700 bus route operating along nearby North Lane and The Street, and two mainline railway stations - Angmering and Littlehampton - found within an approximate 2-mile radius.

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.

