



Henry Avenue, Rustington, BN16 2NY

Freehold

A Mid-Terrace Family Home • Four Double Bedrooms • NEW BOILER • Sunny South-Facing Garden • Loft Conversion • Newly Refurbished to a High Standard Throughout • Driveway Parking for Two Cars • Ground Floor Cloakroom and Separate Utility Area • Fantastic Location Near Local Amenities and Schools • Approx. 1542 sq. ft (143.3 sq. m)

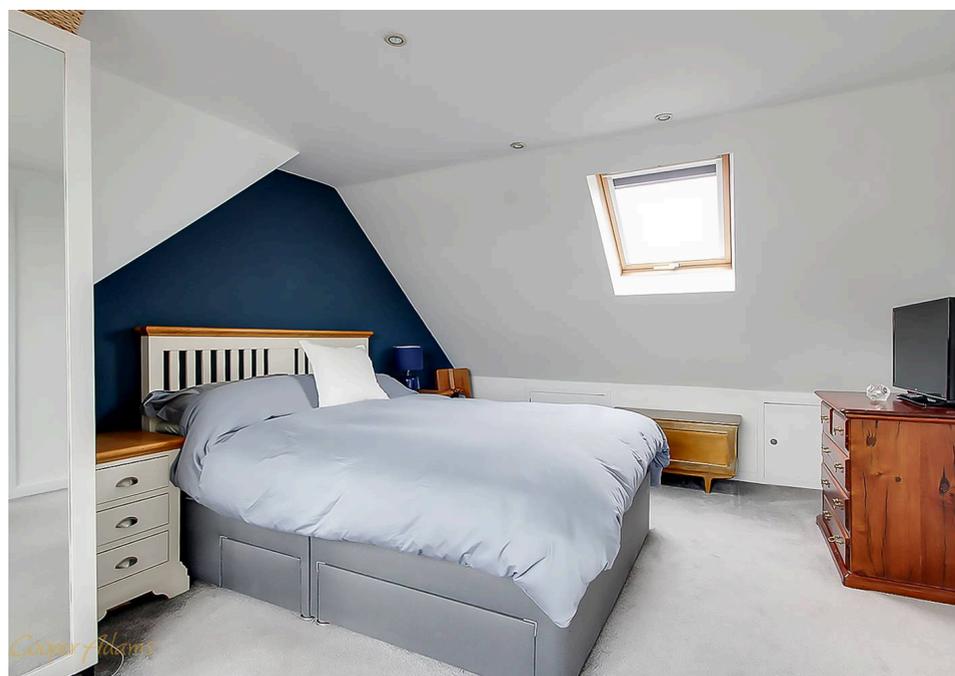
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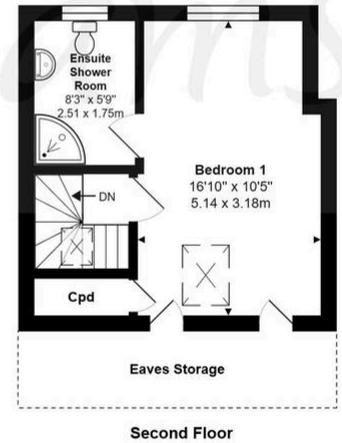
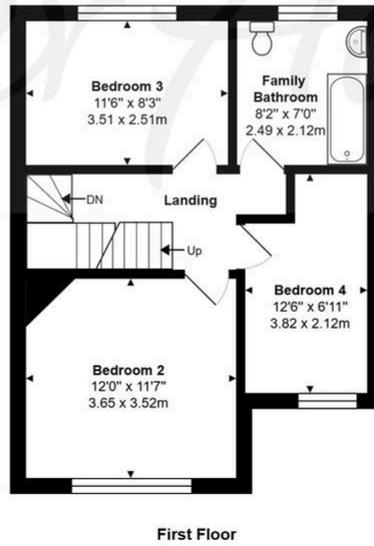
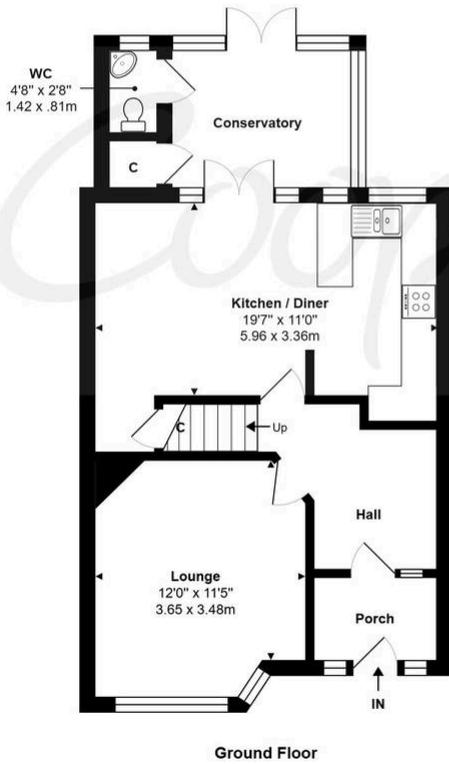
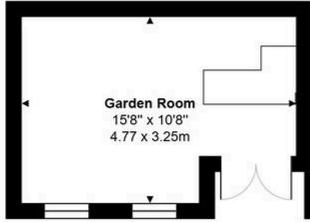
This beautifully presented four-bedroom family home has been extensively refurbished to a high standard throughout, providing ample living space while boasting modern features that cater to contemporary living. Off the spacious hallway is the warm and welcoming living room, which benefits from a stylish open fireplace and large bay window. The sleek, modern kitchen boasts grey fitted units and integrated appliances, that seamlessly blends with the dining area to create a perfect space for family meals and entertaining guests. The property further features a conservatory that brings in an abundance of natural light, offering a tranquil spot to relax and soak up the south-facing sun. There is also a ground floor cloakroom and separate utility area for convenience. The first floor of the property accommodates three generously sized double bedrooms, plus a family bathroom. The primary bedroom is located in the newly converted loft, and benefits from an en-suite, adding a touch of luxury and convenience to the living space. Additionally there is a new boiler, driveway parking for two cars, and a home office/lodge in the garden, perfect for those who work from home. With its tasteful decor, modern features, and thoughtful layout, this mid-terrace family home is sure to impress. This is not a property you will want to miss!



The property is ideally situated near local amenities and schools, and only a 15 minute walk to the beach, this property offers the perfect balance of convenience and tranquility, making it an ideal choice for families looking for a place to call home.

Rustington is a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away.





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Total Area: 1542 ft² ... 143.3 m² (Includes Garden Room / Excludes Eaves Storage)

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 Jlm 2025

Council Tax band: D, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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