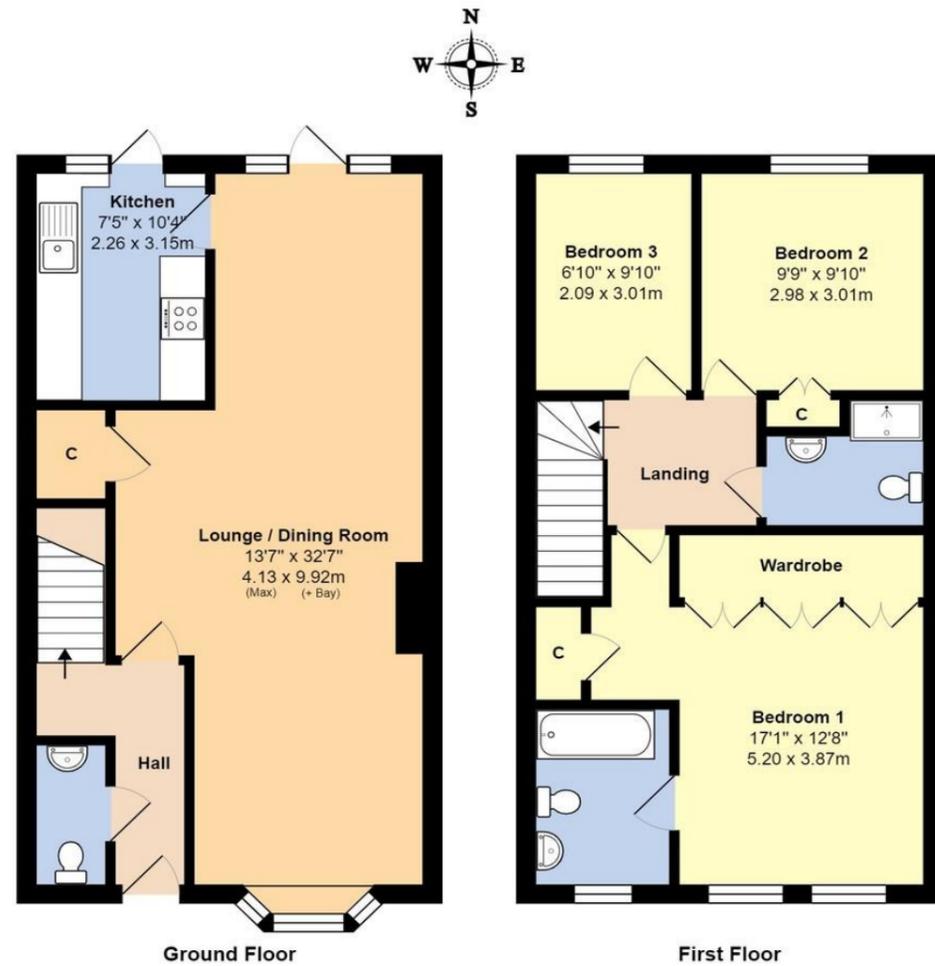


5 Fairlawn, Woodlands Avenue,
Rustington, BN16 3ER

“Offers in Excess of” £400,000



Total Area: 1114 ft² ... 103.5 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



Offered for sale for the first time since new is this striking, 'Georgian' style, mid-terraced house, situated in a most delightful setting close to the village centre.

Whilst some modernisation is required, the property does boast deceptively spacious accommodation configured as; three bedrooms, the master of which benefits from an en suite bathroom; full length lounge/dining room (approx. 32'7 long); fitted kitchen; separate first floor shower room; and a ground floor cloakroom.

Outside, the rear garden is well-enclosed and of low-maintenance design, with an external gate that gives access to/from a rear passage; whilst to the front there is an open-plan area of lawn. Furthermore, a single garage can be found within a nearby compound.

Additional benefits comprises; gas central heating via a combination boiler; double glazing, including a feature southerly facing bay window in the lounge area; an extensive array of built-in storage throughout; and a large loft space.

Tenure: Freehold
Council Tax Band: C
Energy Efficiency Rating: C

5 Fairlawn, Woodlands Avenue, Rustington, Littlehampton, BN16 3ER

“Offers in Excess of” £400,000



The location of 'Fairlawn' enables easy access to Rustington's comprehensive and bustling shopping parade, with its array of shops, cafes and restaurants. Many other important local amenities including; doctors; dentists; vets; and the Library, can also all be found within an approximate 0.25 mile radius.

Additionally, public transport links are also close to hand, with several bus routes, including the renowned 700 service, operating along nearby Ash Lane/Station Road, and Angmering mainline railway station, with its regular service to London Victoria via Gatwick, found in only approximately 1.25 miles distance.

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



☞ *...three bedrooms, the master of which benefits from an en suite bathroom...*

