



26 Lawrence Avenue

, Rustington, BN16 3HX

Asking price £450,000

Freehold Council Tax Band A

Charming Two-Bedroom Bungalow in a Quiet Cul-de-Sac

This delightful two-bedroom mid-terraced bungalow offers comfortable, low-maintenance living with excellent transport links. Conveniently located within walking distance of Angmering Train Station and close to local amenities, this home is ideal for those seeking convenience and tranquility.

The property features an inviting open-plan living space, seamlessly combining a spacious lounge and dining area with a refitted kitchen. The kitchen boasts integrated appliances, a stainless-steel extractor, a four-ring gas hob, and a stylish walnut-effect design, with space for a fridge freezer.

Both bedrooms overlook the private rear garden and include fitted double wardrobes for ample storage. Bedroom two also benefits from French doors, providing direct access to the garden.

Designed for easy maintenance, the enclosed rear garden is paved with surrounding plant borders, creating a serene outdoor retreat.

The modern family bathroom enjoys natural light from a skylight and features a power shower over the bath, a pedestal sink, an extractor fan, and a ladder-style radiator.

Additional benefits include off-street parking and easy access to the 700 Coastliner bus route, making travel along the coast simple and convenient.

Internal viewing is highly recommended to fully appreciate this fantastic home.

Key Features:

Two-bedroom mid-terraced bungalow
Open-plan living area with a refitted kitchen
Fitted wardrobes in both bedrooms
Paved, low-maintenance rear garden
Off-street parking
Quiet cul-de-sac location
Walking distance to Angmering Station (0.7 miles)





Entrance hall

Kitchen/living/dining room
20'11 x 15'7 (6.38m x 4.75m)

Bathroom

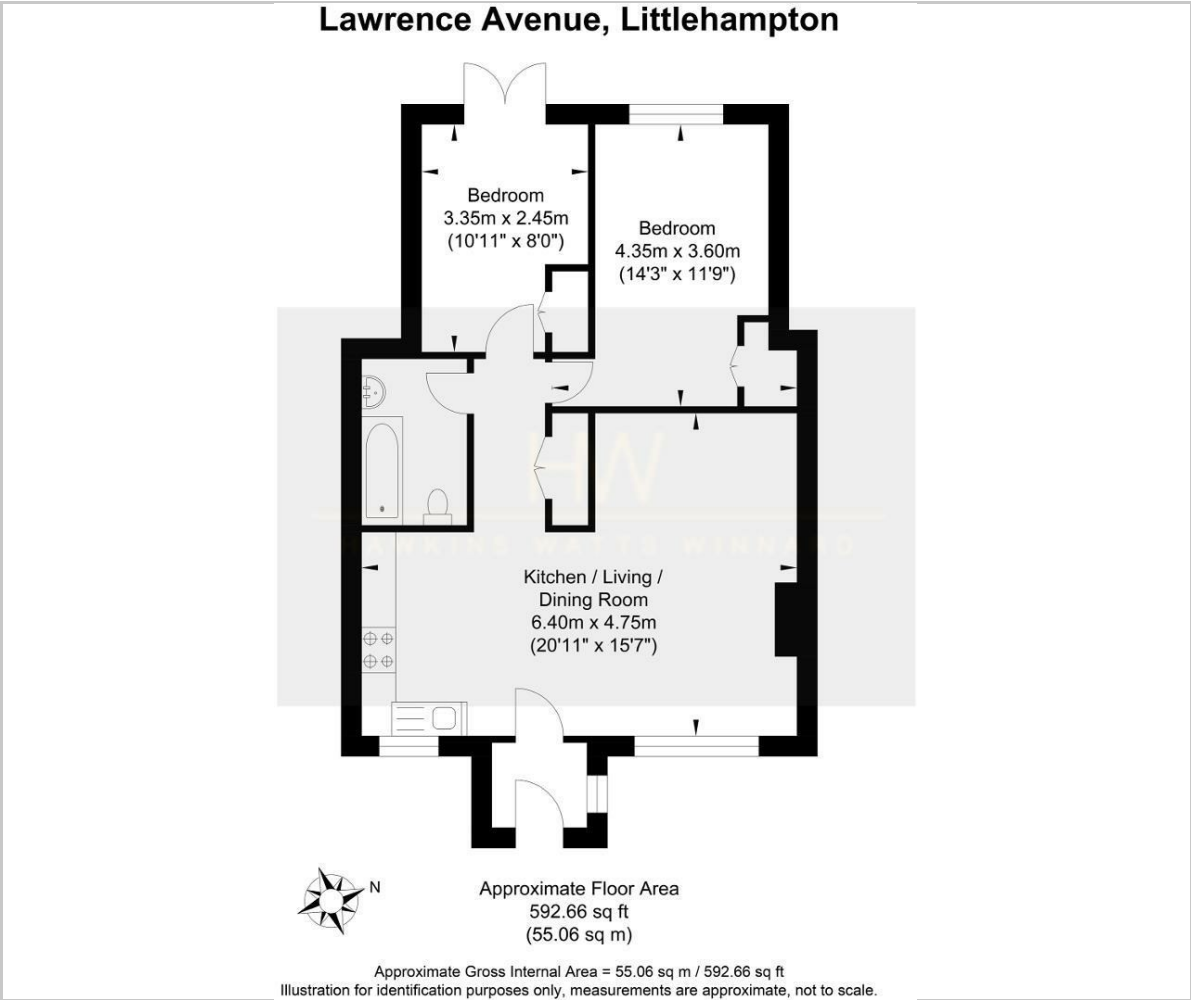
Bedroom one
14'3 x 11'9 (4.34m x 3.58m)



Bedroom two
10'11 x 8'0 (3.33m x 2.44m)



Floor Plan



Viewing

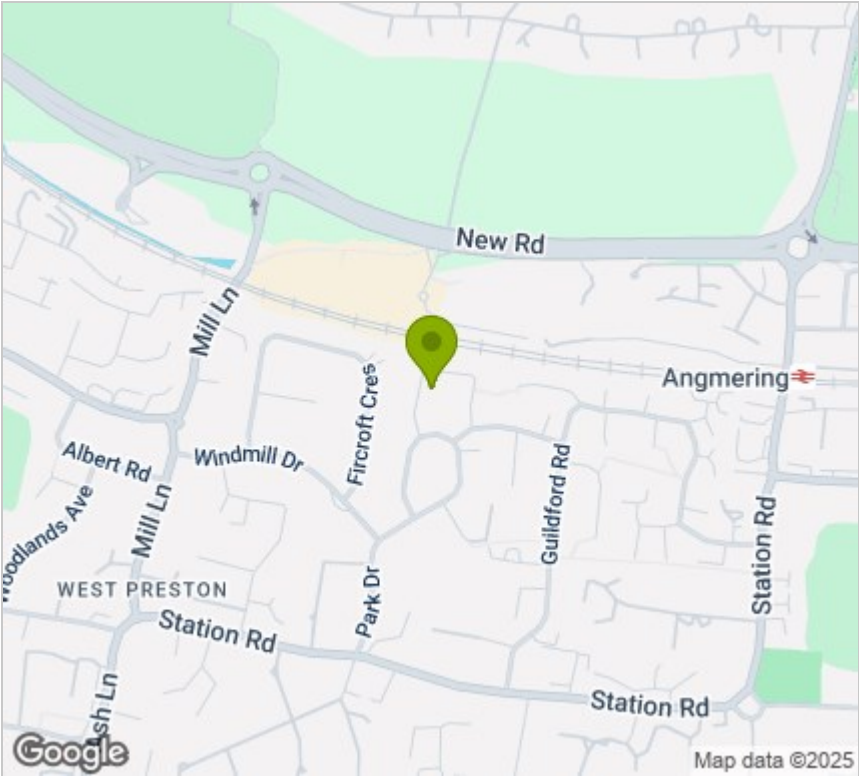
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

