



65 Milton Avenue, Rustington, BN16 2PJ

Offers in excess of £425,000

Nestled in the charming area of Rustington, this delightful detached bungalow on Milton Avenue offers a perfect blend of comfort and convenience. With its spacious layout, the property boasts a reception rooms, a kitchen, a conservatory, 3 bedrooms and a bathroom.

Tucked away in this popular road in Rustington village on the popular Poet's Estate is this beautifully built three bedroom detached house. The main thing about this property is the fact that you're on the doorstep of the village where you can enjoy a coffee at the local cafe on a Saturday whilst you sit outside and watch the world go by. You can also take a walk down to the beautiful beach where the children can play safely in the surroundings of peaceful sunshine.

The sought after primary and secondary schools in the area do make this property highly desirable for any families. With this village location you can enjoy many fun activities with the children. A short drive to the South Downs and you can be on your bike riding through the woods, or just enjoy a short summer stroll through the stunning scenery.

If you work up in the City then obviously good rail links are important and with Angmering station being close by, long stressful walks to and from the station will be a thing of the past.

This bungalow presents a wonderful opportunity for those seeking a comfortable and practical living space in a sought-after location. Do not miss the chance to make this charming bungalow your own.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

