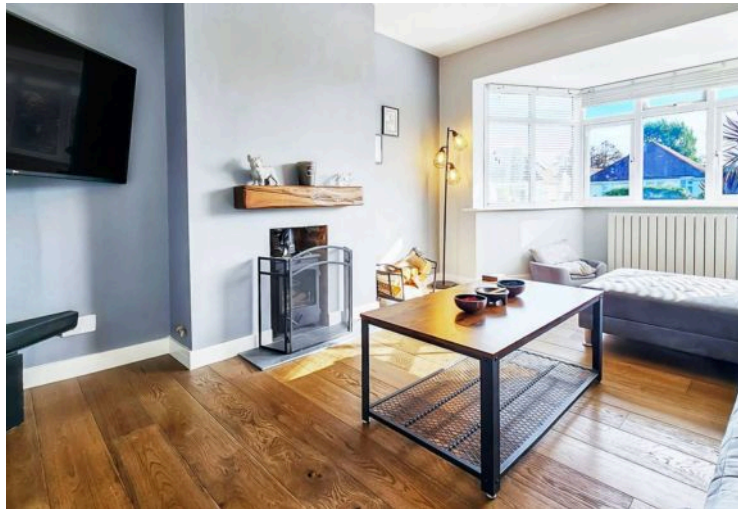
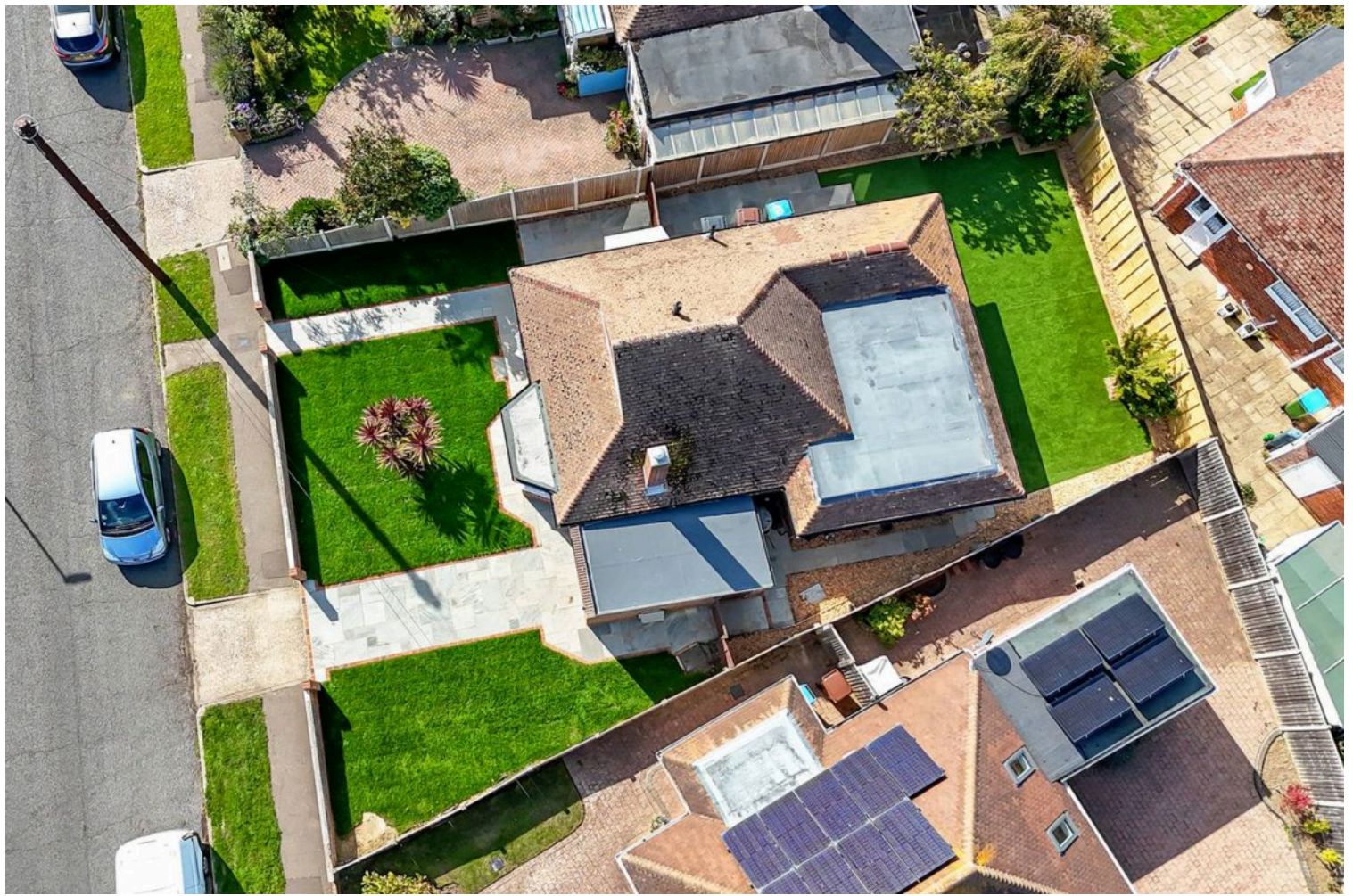




70 Milton Avenue, Rustington – BN16 2PJ

£495,000 Freehold

Detached Bungalow • Ensuite Bathroom with Free Standing Bath • 3 Bedrooms / Office space • West Facing Rear Garden • Driveway and Garage • Modernised Throughout • South of Rustington Village • Less than 10 Minute walk to the Beach



This beautifully presented three-bedroom detached bungalow is set on Milton Avenue, a highly sought-after location just a short walk from both the beach and the village shopping centre. The property offers flexible and well-balanced accommodation, featuring three bedrooms, two bathrooms, and a separate lounge.

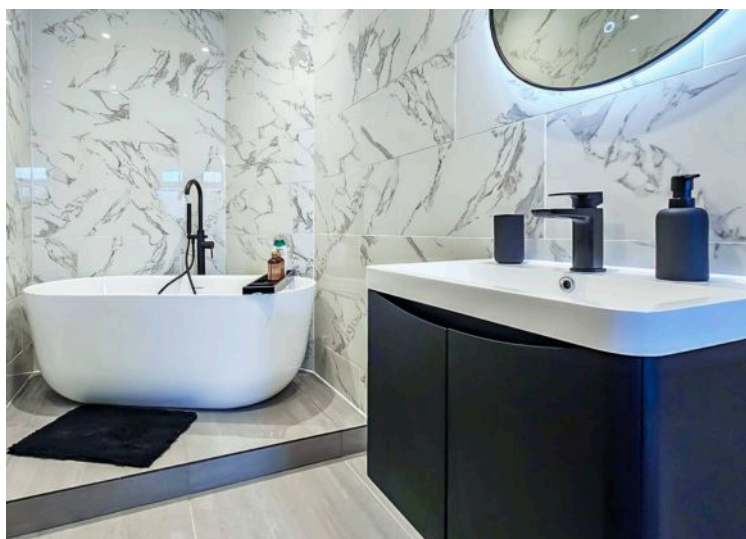
Tastefully modernised by the current owners, it is ready to move straight into and enjoy. The generous frontage provides excellent kerb appeal and off-road parking, while the west-facing rear garden has been landscaped with low-maintenance artificial grass, creating a sunny and practical outdoor space. Inside, the layout offers versatility, with the third bedroom ideal for use as a home office or dining room if preferred. The lounge enjoys a bright and welcoming feel thanks to its bay window, creating the perfect place to relax.

The standout feature of this home is without doubt the bathrooms – the stylish en suite to the main bedroom includes a beautiful freestanding bath, ideal for unwinding, while the family bathroom boasts a spacious walk-in shower.

Council Tax Band: C

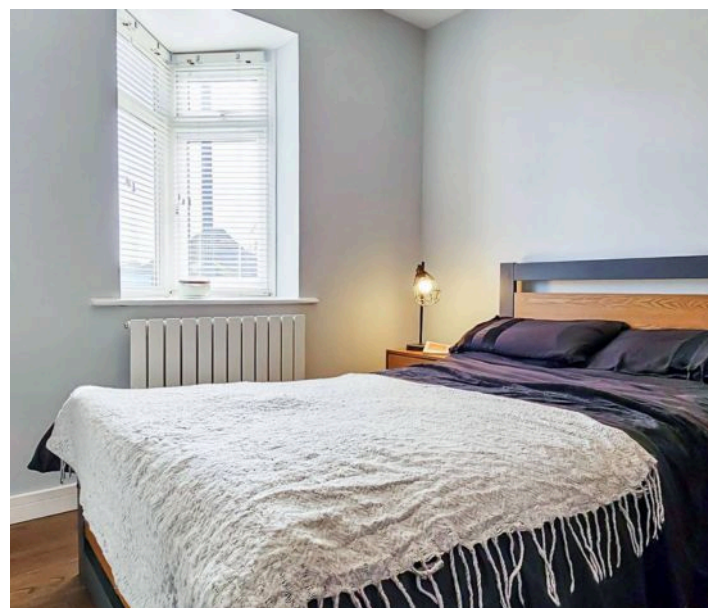
Tenure: Freehold

EPC Energy Efficiency Rating: c

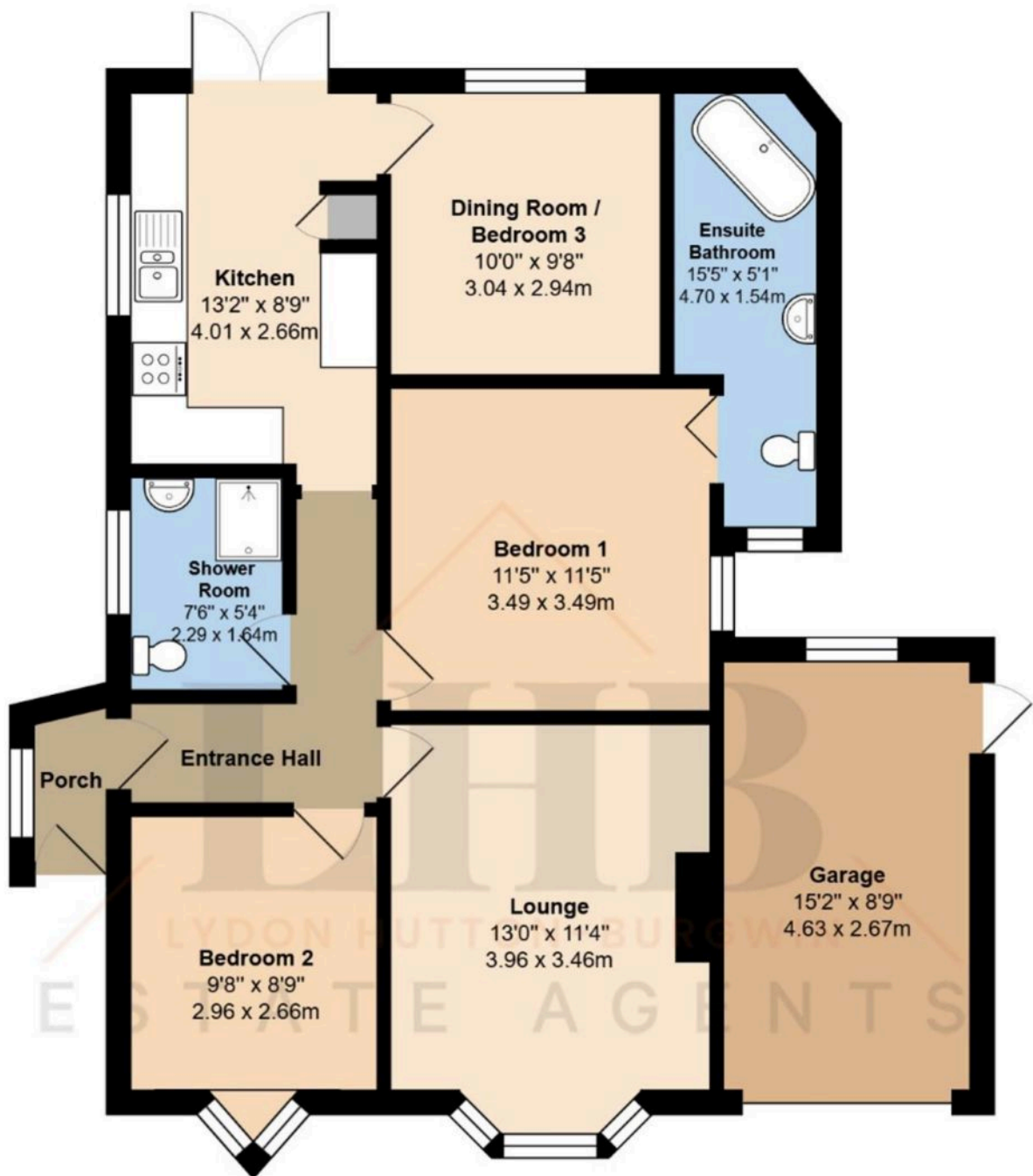




Rustington is a sought-after coastal village in West Sussex, offering the perfect balance of seaside charm and everyday convenience. Its vibrant centre is home to a wide range of shops, cafés and restaurants, while the beautiful beach and coastal walks create an idyllic setting for a relaxed lifestyle. With a mix of character properties and modern homes, well-regarded schools, and excellent transport links to Worthing, Brighton and Chichester, Rustington is an ideal location for families, professionals and retirees looking to enjoy the best of coastal living. **To arrange your viewing, please contact LHB Estate Agents on 01903 323455.**







Total Approx. Floor Area 957 ft² ... 88.9 m² (Includes Garage)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers should satisfy themselves that all material information has been independently verified before proceeding.