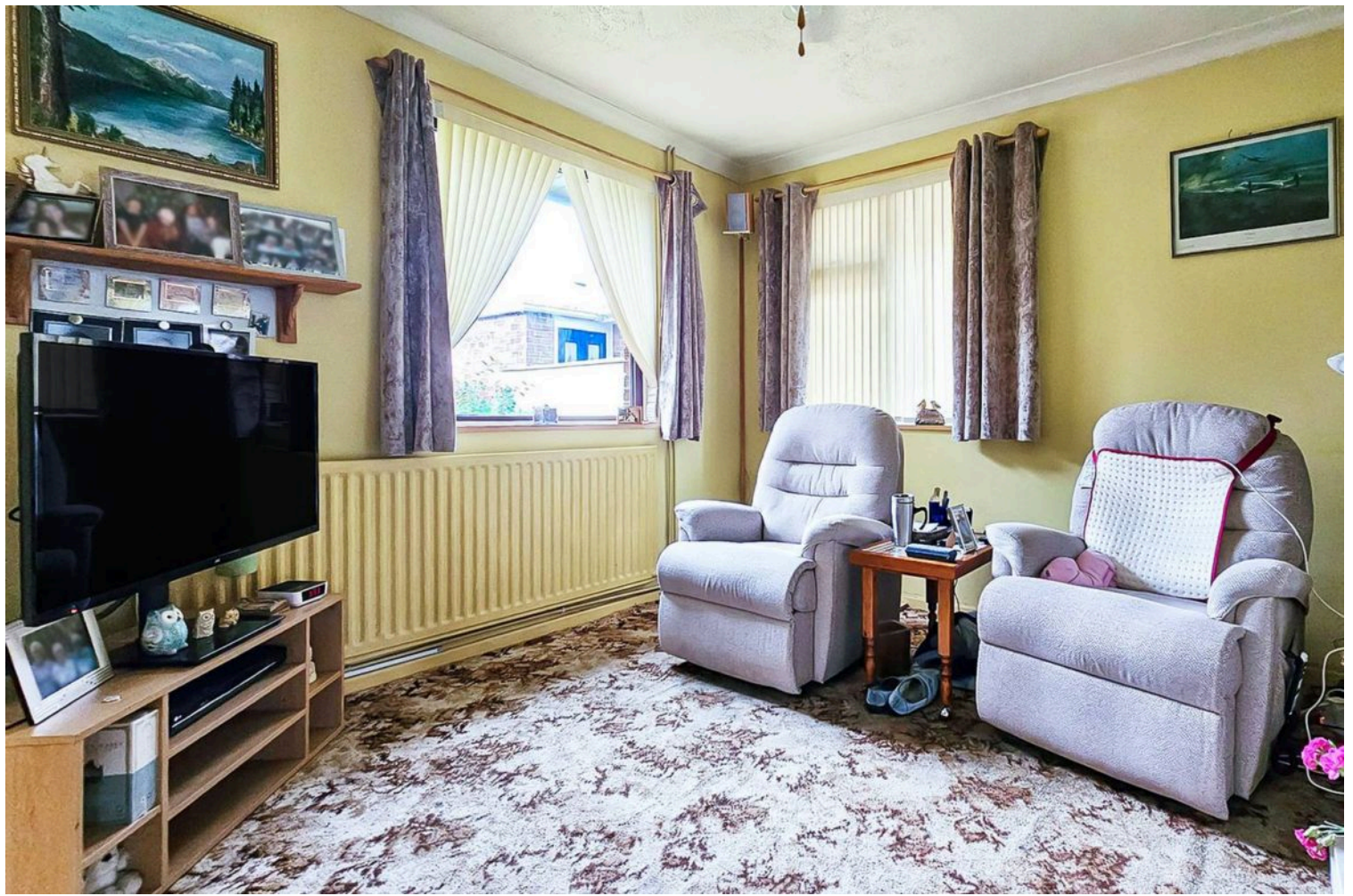




14 Chaucer Avenue, Rustington – BN16 2PQ

£385,000 Freehold

Detached Bungalow • 2 Bedrooms • 2 Reception Rooms • Garage at Rear • Driveway • South Facing Garden



Situated in the highly sought-after Poets Area of Rustington, this charming two-bedroom detached bungalow enjoys a prime position on Chaucer Avenue , just a short walk from the village centre, local transport links, and the beach. It's the ideal setting for anyone looking to be right in the heart of Rustington life. Originally designed as a three-bedroom layout, the property has been thoughtfully reconfigured to create a spacious lounge and separate dining area, offering flexibility for entertaining, relaxing, or even working from home. The kitchen, positioned at the rear, opens through a sun room into the south-facing garden, creating a bright and welcoming space that can be enjoyed year-round. The garden itself is low-maintenance and perfectly oriented for the sun, featuring direct access to the rear garage, which is also served by a private residents' access road.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Inside, the bathroom has been refitted with a walk-in shower, vanity unit, and WC, while the main bedroom offers fitted wardrobes and generous proportions. The second bedroom provides a comfortable small double or versatile guest room. While some internal modernisation may now be desirable, the bungalow presents an excellent opportunity to personalise a well-loved home in one of Rustington's most popular areas.

Outside, the driveway provides parking for two vehicles, along with a handy side storage area for added convenience.

Lounge

13' 0" x 11' 11" (3.96m x 3.63m)

Dining Room

11' 11" x 8' 5" (3.63m x 2.57m)

Kitchen

13' 2" x 7' 10" (4.01m x 2.39m)

Bedroom 1

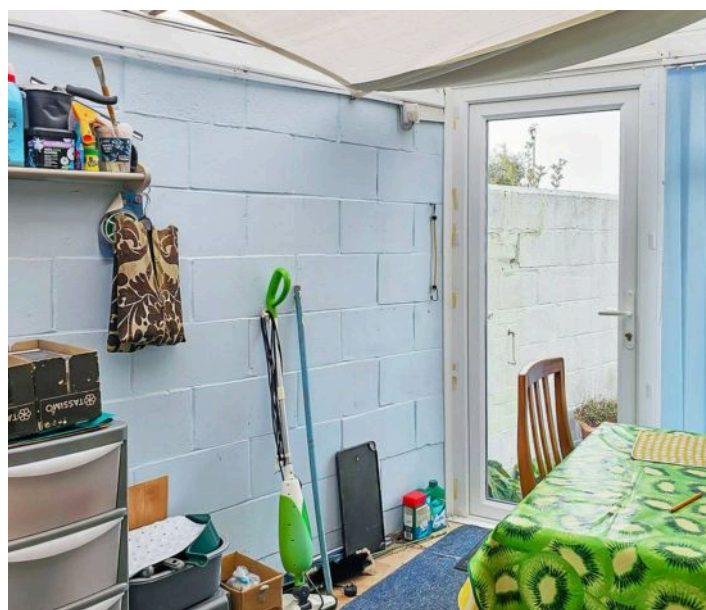
11' 2" x 10' 8" (3.41m x 3.26m)

Bedroom 2

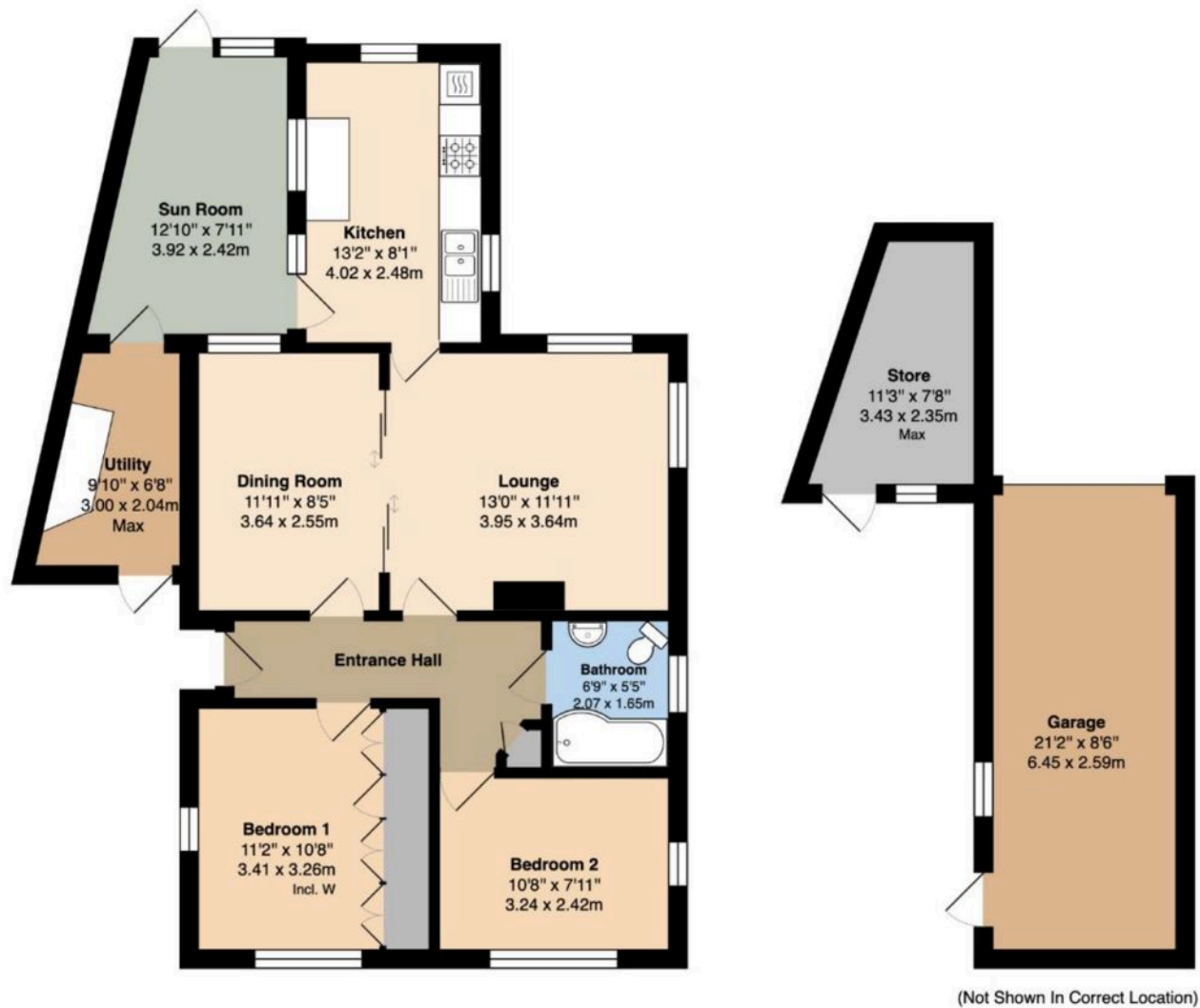
10' 8" x 7' 11" (3.25m x 2.41m)

Bathroom

Walk in Shower







Total Approx. Floor Area 1140 ft² ... 105.9 m² (Includes Garage & Store)

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.