

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**

**£525,000**

**Freehold**

2x  2x  1x 

Box Tree Avenue, Rustington, West

Sussex, BN16

**cubitt & west**  
Helping you move forwards





## Main features

- Great size bungalow with sunny aspect garden
- Fantastic location close to shops and other local amenities
- Short walk to the village centre and sea front
- Garage and off road parking
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance

Hallway

Lounge/Diner: 25'9 x 13'9 at widest point (7.85m x 4.19m)

Kitchen: 10'0 x 8'8 (3.05m x 2.64m)

Bedroom 1: 13'8 x 11'8 (4.17m x 3.56m)

En-suite Shower Room

Bedroom 2

Shower room

### OUTSIDE

Front garden

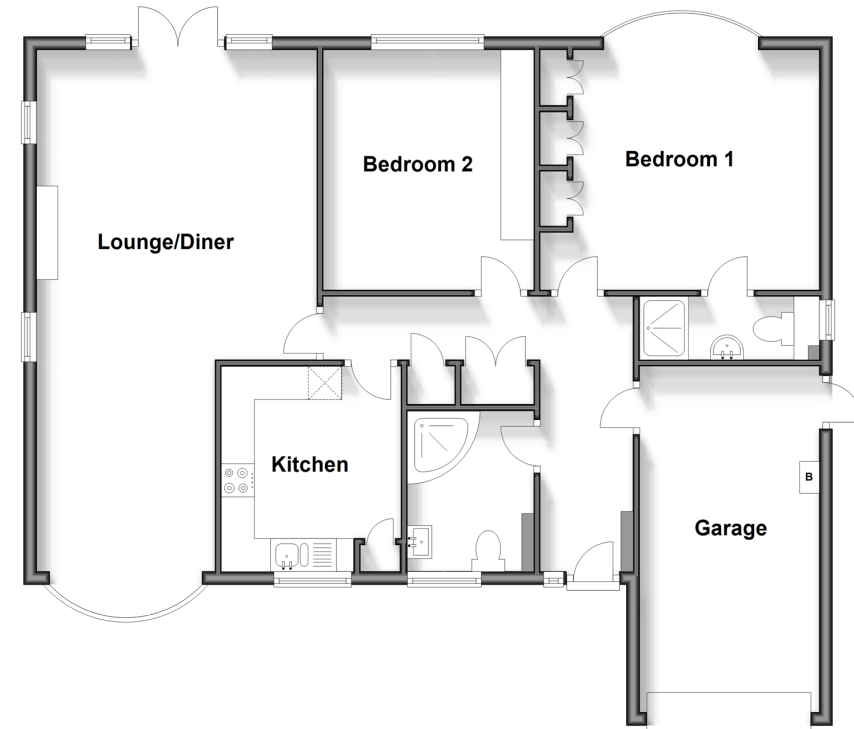
Rear garden

Garage

Driveway

### Ground Floor

Approx. 88.9 sq. metres (956.5 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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