



Total Area: 78.9 m<sup>2</sup> ... 849 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

## Pitlochry, 9 Jervis Avenue, Rustington, BN16 2AU

£525,000

Glyn-Jones



**Offered for sale with the appealing benefit of NO ONWARD CHAIN is this detached bungalow, pleasantly situated within the highly regarded Ruston Park area of Rustington.**

Briefly described, the internal accommodation comprises; two double bedrooms; a dual aspect lounge/dining room; fitted kitchen; bathroom; and a separate WC.

A particular feature of the property is the well-enclosed SOUTH FACING REAR GARDEN, with side door access into a detached garage. To the front there is a sizeable area of garden flanked by a long private driveway leading to the aforementioned garage.

Additional benefits include; gas central heating; double glazing; a recessed entrance porch; and a substantial loft space offering great scope for conversion, as per similar neighbouring properties in the road, subject to necessary planning consent.

**Tenure:** Freehold  
**Council Tax Band:** E  
**Energy Efficiency Rating:** D

Glyn-Jones

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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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The location of the bungalow is a key attribute, being approximately equidistant to Rustington's picturesque seafront and comprehensive village centre (approx. 0.75 miles).

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within only approximately 1 mile and offers a regular service to London Victoria via Gatwick.



☞ *...well-enclosed SOUTH FACING REAR GARDEN, with side door access into a detached garage.*

