



Total Area: 1065 ft² ... 98.9 m²

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jlm 2021

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

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.

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**5 Box Tree Avenue, Rustington,
BN16 2RA**
£550,000

Glyn-Jones



Occupying a sizeable corner plot within close proximity to the village centre is this extended detached bungalow boasting great scope for refurbishment and modernisation.

The generous internal accommodation on offer also enables a degree of versatility, with the capacity of being arranged as either a two or three bedroom.

Briefly described, the current room configuration comprises; two double bedrooms, both of which are dual aspect and incorporate built-in wardrobes; a dual aspect lounge with tiled fireplace; kitchen; utility room extension; bathroom; and a separate WC.

Outside, there is a well-enclosed rear garden set on a favourable westerly aspect that encompasses well-stocked borders and beds, as well as a tandem length garage. A side access gate from the rear garden provides access to and from a substantial front/side garden, via a private driveway providing OFF ROAD PARKING for one vehicle.

Additional attributes include; gas central heating; double glazing; recessed storm porch into a spacious hallway; and a good size loft space.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

5 Box Tree Avenue, Rustington, Littlehampton, BN16 2RA
£550,000



...a well-enclosed rear garden set on a favourable westerly aspect that encompasses well-stocked borders and beds, as well as a tandem length garage.

The highly desirable and extremely convenient situation of the bungalow is a key feature of the property, with many of the village's principle local amenities including its comprehensive shopping parade; doctor, dentist and veterinary surgeries; Library, as well as several bus routes, all being found within a 0.25 mile radius.

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 approximately 1.5 miles and offers a regular service to London Victoria via Gatwick.

