



Total Area: 947 ft² ... 88.0 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 Jtm 2023

Council Tax Band - C
Energy Efficiency Rating - D

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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

5 Walnut Avenue, Rustington
West Sussex BN16 3NY
£525,000 - Freehold

Glyn-Jones



An attractive Detached Bungalow situated in a quiet residential location, within close proximity of the village centre and most amenities.

Sold with vacant possession, this bright and spacious detached bungalow is offered for sale in generally good clean decorative order throughout having been well maintained.

The accommodation comprises; entrance hall; a spacious triple aspect sitting room; fitted kitchen/breakfast room; two bedrooms, both with built in wardrobes; bathroom/WC with white sanitary ware.

Particular features include; gas fired central heating to radiators, replacement double-glazing, a garage to the side with large double driveway, secluded low maintenance rear garden.

Internal viewing is recommended by the vendor's Sole Agents.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

5 Walnut Avenue, Rustington, West Sussex BN16 3NY

£525,000



Location –

Walnut Avenue is conveniently positioned, within half a mile of Rustington village centre.

Most amenities are close to hand, including library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

Angmering mainline railway station (approx. 1.5 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).



Outside – The property sits on a corner plot with low maintenance paved rear garden enclosed by tall timber panel fencing. Timber garden shed and access to the garage, a side gate gives access to the front and driveway. There is a further area of paved garden to the side, proving a useful clothes-drying area or storage.

The front garden is mainly laid to lawn with shrub borders and a low retaining brick garden wall.

Garage - There is detached brick built garage to the side of the property, with up and over door, and personal door to the rear garden. The garage is approached by a large double width driveway, providing ample parking for several vehicles.

