



Total Area: 1245 ft² ... 115.6 m² (Excludes Eaves Storage)

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

**23 Chaucer Avenue, Poets Corner
Rustington, West Sussex BN16 2PQ**
“Guide Price” £450,000 (Freehold)

Glyn-Jones



It is our pleasure to present this double-fronted, detached, 'chalet' style bungalow to the market, pleasantly situated within the Poets Corner area of Rustington.

This attractive home offers both deceptively spacious and versatile accommodation, which is currently configured with; three bedrooms, the master of which is located on the ground floor; lounge; kitchen/breakfast room; dining room/study; large conservatory; a second smaller conservatory/utility room; ground floor bathroom/WC; and a first-floor shower room/WC.

A particular feature of the property is its generous and well-enclosed rear garden, which is mainly laid to lawn and incorporates two paved patio areas, as well as rear access into a garage/workshop*. There is also a delightful and partially enclosed front garden flanked by a driveway enabling off road parking.

Additional attributes include; two striking bay windows in both the lounge and master bedroom; gas central heating; double glazing; and an extensive array of built-in storage throughout.

*The garage/workshop offers 'up & over' door access onto a narrow service lane to the rear of the garden; however, no vehicle access is possible.

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

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

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

Rustington Office
01903 770095
rustington@glyn-jones.com

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

Rustington Office
01903 770095
www.glyn-jones.com

23 Chaucer Avenue, Poets Corner, Rustington, West Sussex BN16 2PQ
“Guide Price” £450,000 (Freehold)



Poets Corner is conveniently located for ease of access to both the village centre (approx. 0.5miles) and seafront (approx. 0.25 miles), plus many other important local amenities including; Westcourt Medical Centre; Mewsbrook Park; Littlehampton Wave leisure centre; and a useful local bus service that operates along nearby Holmes Lane

Rustington is centrally situated on the West Sussex Coast between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Littlehampton, Bognor Regis and Worthing. Furthermore, two mainline railway stations located at Angmering and Littlehampton can be found within an equivalent distance of 2 mile, both of which provide a regular service to London Victoria, via Gatwick.



...two striking bay windows in both the lounge and master bedroom...



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com