

Total Area: 1218 ft<sup>2</sup> ... 113.1 m<sup>2</sup> (Includes Garage)

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 2024

**Council Tax Band: D**  
**Energy Efficiency Rating: C**  
**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.



Rustington Office  
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**9 Box Tree Avenue, Rustington**  
**West Sussex BN16 2RA**  
**£525,000 (Freehold)**

**Glyn-Jones**



**Delightfully situated at the end of a small cul-de-sac close to many of the village's principal amenities is this attractive detached bungalow.**

Notably, the property is offered for sale with the benefit of NO ONWARD CHAIN and has also been the subject of some significant upgrades over recent years, a selection of which are referred to below.

Briefly described, the deceptively spacious accommodation comprises; two double bedrooms, both of which are complemented by built-in storage; a generous triple aspect lounge/dining room, with sliding door access through to a conservatory; stylish refitted kitchen encompassing a range of integrated appliances; contemporary shower room/WC; and an additional separate WC.

A further attribute is the well-enclosed SOUTHERLY FACING REAR GARDEN, which is mainly laid to lawn interspersed with paved areas. There is also a sizeable, paved area to the west side of the property offering potential for additional parking and/or extension work (subject to normal planning consent).

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9 Box Tree Avenue, Rustington, Littlehampton, West Sussex BN16 2RA


£525,000



Additional benefits include an integral garage incorporating power, light, and internal access through to the entrance hall; an open plan front garden with adjacent OFF-ROAD PARKING; gas central heating via an upgraded boiler; replacement double glazing; two striking bay windows.

The enviable situation of the bungalow is a key feature, being within only a few hundred metres from the centre of the village, whilst the seafront is found in approximately 0.5 miles. Local bus routes are located along nearby Sea Lane, whilst many other important amenities, including Westcourt Medical Centre, St Peter & St Paul's church, and the library, can all be found within an approximate 0.25-mile radius.



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