



Total Area: 1002 ft² ... 93.0 m² (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 Jm 2025

Tenure: Leasehold
Energy Efficiency Rating: C
Council Tax Band: B

NB: Whilst every effort has been taken to ensure the accuracy of the above information, we recommend you seek verification from your legal representative at your earliest opportunity.



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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 conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**39 Milton Avenue, Rustington,
 West Sussex, BN16 2PW**
“Guide Price” £425,000 (Freehold)



Introducing this attractive semi-detached bungalow to the market boasting the appealing benefits of NO ONWARD CHAIN and a 'larger-than-average' detached garage.

Formerly arranged with three bedrooms, the accommodation has since been altered to allow for a larger lounge/dining room and, as a consequence, now offers two bedrooms, although there does remain the opportunity to return the layout to its original configuration with minimum disruption.

Additionally, there is a fitted kitchen; modern four-piece bathroom; gas central heating; uPVC double glazing; loft storage space with a fitted ladder, and a recently replaced front door.

The well-enclosed rear garden is a further feature and encompasses an abundance of well-stocked borders and beds, as well as a side door into the aforementioned garage, which provides power, light, and an electric 'up & over' door enabling vehicular access via a rear service lane. The front of the property primarily caters for off-road parking.



At an Average rating of
 4.9/5 ★★★★★



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Situated within the ever-popular Poets' Corner area of Rustington, the property is ideally positioned for access to the picturesque seafront (less than 0.5-miles) and the comprehensive village centre, with its vast range of shops and restaurants (approx. 1-mile).

Additionally, several important local amenities are found within close proximity; namely, Westcourt Medical Centre; Mewsbrook Park; Littlehampton Wave leisure centre, and a useful local convenience store with neighbouring pharmacy (all within a 1-mile radius). A helpful local bus service also operates along nearby Holmes Lane.

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.



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