



Total Approx. Floor Area 1650 ft² ... 153.3 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025

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



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

**8 Chaucer Avenue Rustington,
 West Sussex, BN16 2PQ**
Guide Price £525,000 (Freehold)

Glyn-Jones



Located on the sought after 'Poets Corner' close to both the seafront and village, this extended detached bungalow is the perfect retreat for retirees and families alike.

Offering spacious and well-planned accommodation and in our opinion considered ideal for a dependant relative, providing separate living spaces while still maintaining a sense of togetherness.

The accommodation comprises; a spacious entrance hall; three double bedrooms, a wet room and separate bathroom. The kitchen/breakfast room is fitted with a range of modern units and some integral appliances whilst the lounge/dining room features an attractive bay window with adjoining conservatory that enjoys a pleasant outlook over the rear garden.

The rear garden benefits from a favoured southerly aspect and affords a good deal of privacy. Being laid mostly to lawn with a variety of mature shrubs, paved seating area and useful gated side access. The front garden is enclosed by dwarf wall and laid mostly to lawn. In addition, there are two driveways and a garage measuring 17'1 x 14'3 with light, power and water.

Furthermore the property features; gas heating; double glazing and a separate w.c. The property is also being sold with the benefit of no onward chain.



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“Extended detached bungalow in sought after location, benefitting from a south facing rear garden”

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.

