



10 Milton Avenue, Rustington – BN16 2PP

£375,000 Freehold

First time on the market in over 60 years – Classic 1930s end-of-terrace home • Sought-after Poets Estate location
 • Three well-proportioned bedrooms – Two generous reception rooms • Excellent potential for open-plan family living
 • West-facing rear garden • Potential to create additional parking, subject to permission



Coming to the market for the first time in over 60 years, this classic 1930s end-of-terrace home offers spacious accommodation, a west-facing garden and an exciting opportunity to create a wonderful long-term family home. Properties on Rustington's popular Poets Estate have remained sought after for generations, thanks to their characterful design, practical layouts and incredibly convenient location. The beach, village centre and an excellent selection of local shops, schools and amenities are all within comfortable walking distance. A wide and welcoming entrance hall immediately creates a feeling of space and provides access to the ground-floor accommodation. At the front of the home is a separate lounge, ideally suited as a comfortable snug or more formal sitting room. The original dining room is positioned at the rear and was extended during the late 1970s, creating a much larger second reception room overlooking the garden. The kitchen was also enlarged as part of the extension. Together, these rooms provide generous everyday living space, while also offering excellent potential to create a modern open-plan kitchen, dining and family room—an increasingly popular layout that would still retain the separate front lounge. A convenient ground-floor WC completes the accommodation downstairs. Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a spacious double, bedroom two is another comfortable double and the third is a generous single room. The family bathroom is fitted with a bath and overhead shower, WC and wash basin. Outside, the west-facing rear garden enjoys the afternoon and evening sun and features a variety of established plants. A driveway runs alongside the house and leads to a detached garage. The front garden may also offer potential to create additional off-road parking, subject to any necessary permissions. Having remained in the same ownership for more than six decades, this much-loved home represents a rare opportunity on the Poets Estate. Its location, generous proportions and adaptable layout make it an ideal choice for anyone looking to create a home they can enjoy for many years to come.





Lounge

13' 11" x 12' 0" (4.25m x 3.66m)

Dining Room

11' 10" x 11' 0" (3.60m x 3.36m)

Sun Room

11' 10" x 7' 11" (3.60m x 2.41m)

Kitchen

18' 8" x 7' 3" (5.69m x 2.22m)

Bedroom 1

12' 0" x 8' 3" (3.65m x 2.51m)

Bedroom 2

12' 7" x 6' 11" (3.83m x 2.10m)

Bedroom 3

11' 11" x 11' 7" (3.64m x 3.53m)

Bathroom

8' 3" x 6' 11" (2.51m x 2.10m)

Garage

19' 0" x 9' 7" (5.79m x 2.91m)

Entrance Hall







Total Area: 1347 ft² ... 125.2 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.

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