



**Price**

**£400,000**

**Freehold**

2x 1x 1x

**Chaucer Avenue,  
Rustington, West  
Sussex, BN16**

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented home on sought after Poets Estate
- Walking distance to Village
- New roof and some window replaced with lovely shutters
- Modern fitted kitchen and utility room
- Conservatory overlooking rear garden

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 15'10 x 10'1 (4.83m x 3.08m)

Dining Area: 10'11 x 10'3 (3.33m x 3.13m)

Conservatory: 15'1 x 8'2 (4.60m x 2.49m)

Kitchen: 11'9 x 8'10 (3.58m x 2.69m)

Utility Room: 6'3 x 4'6 (1.91m x 1.37m)

#### Shower Room

Bedroom 1: 14'8 x 10'7 (4.47m x 3.23m)

Bedroom 2: 8'2 x 6'1 (2.49m x 1.86m)

### OUTSIDE

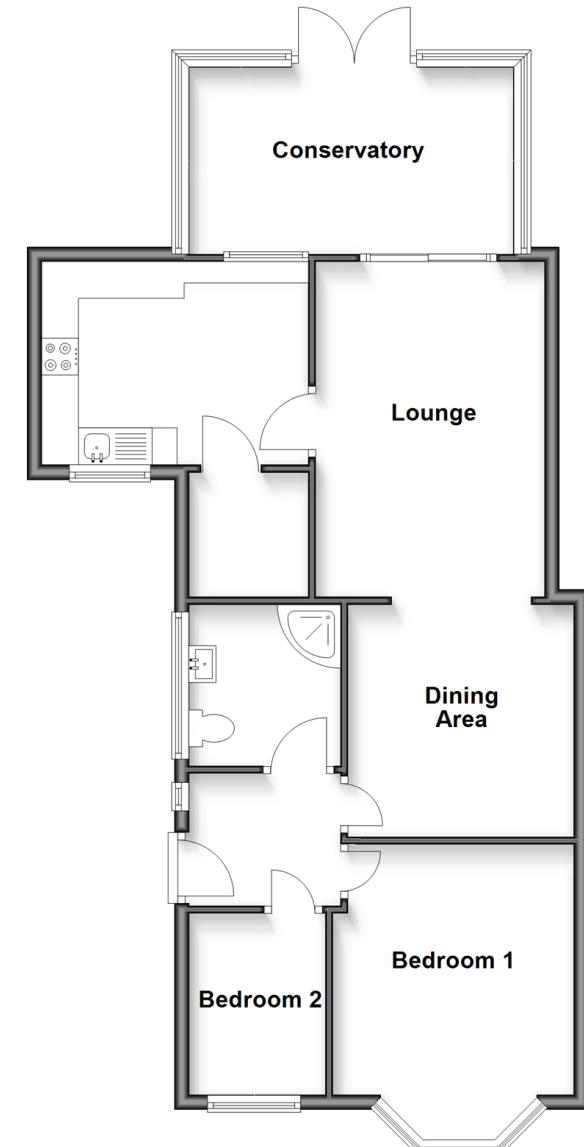
#### Front Garden

#### Rear Garden

#### Off Road Parking

### Ground Floor

Approx. 75.0 sq. metres (807.6 sq. feet)



Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale