



## 70 Milton Avenue, Rustington – BN16 2PJ

£485,000 Freehold

Detached Bungalow • Ensuite Bathroom with Free Standing Bath • 3 Bedrooms / Office space • West Facing Rear Garden • Driveway and Garage • Modernised Throughout • South of Rustington Village • Less than 10 Minute walk to the Beach



**This beautifully presented three-bedroom detached bungalow is set on Milton Avenue**, a highly sought-after location just a short walk from both the beach and the village shopping centre. The property offers flexible and well-balanced accommodation, featuring three bedrooms, two bathrooms, and a separate lounge.

Tastefully modernised by the current owners, it is ready to move straight into and enjoy. The generous frontage provides excellent kerb appeal and off-road parking, while the west-facing rear garden has been landscaped with low-maintenance artificial grass, creating a sunny and practical outdoor space. Inside, the layout offers versatility, with the third bedroom ideal for use as a home office or dining room if preferred. The lounge enjoys a bright and welcoming feel thanks to its bay window, creating the perfect place to relax.

The standout feature of this home is without doubt the bathrooms – the stylish en suite to the main bedroom includes a beautiful freestanding bath, ideal for unwinding, while the family bathroom boasts a spacious walk-in shower.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: c

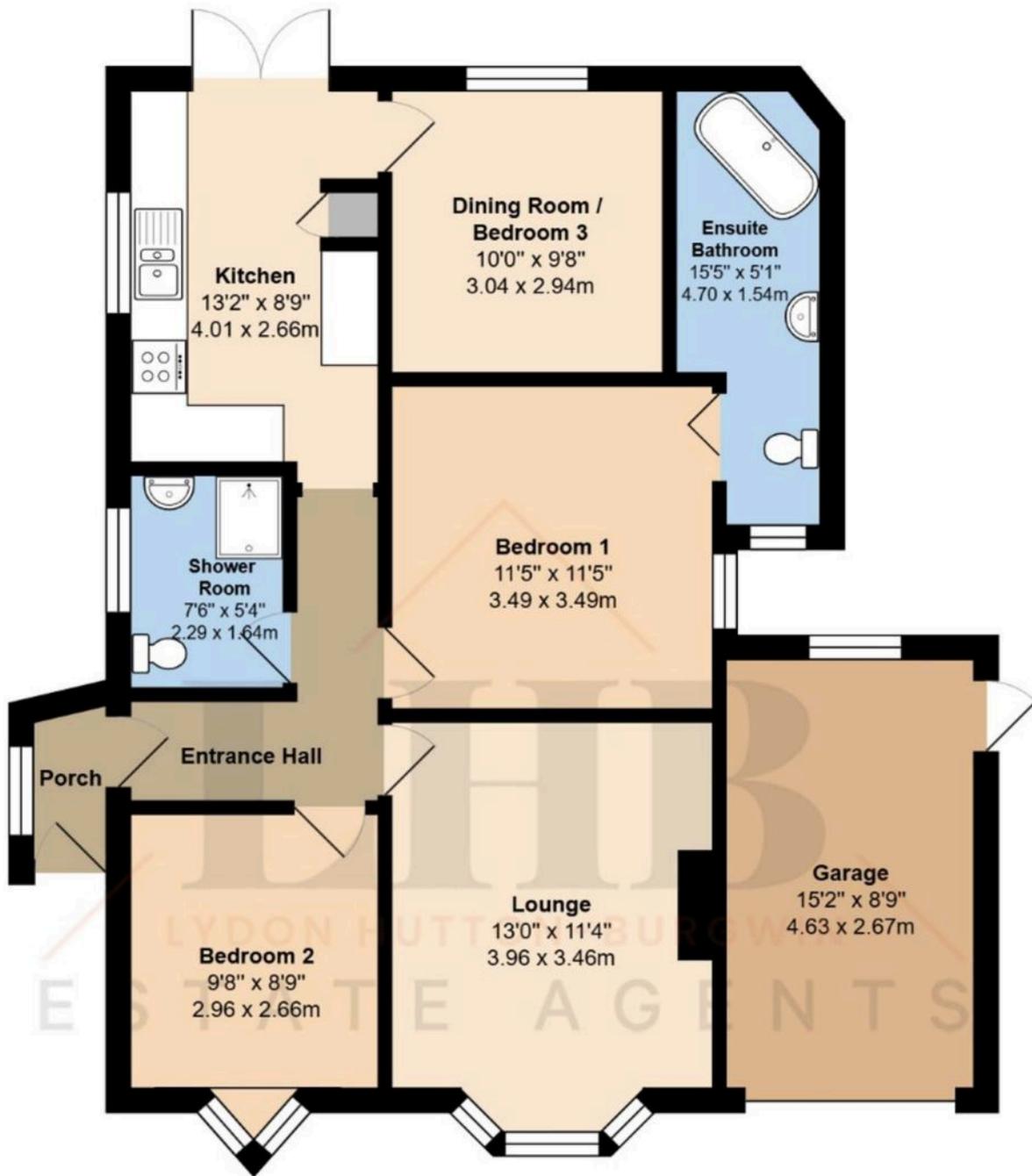




Rustington is a sought-after coastal village in West Sussex, offering the perfect balance of seaside charm and everyday convenience. Its vibrant centre is home to a wide range of shops, cafés and restaurants, while the beautiful beach and coastal walks create an idyllic setting for a relaxed lifestyle. With a mix of character properties and modern homes, well-regarded schools, and excellent transport links to Worthing, Brighton and Chichester, Rustington is an ideal location for families, professionals and retirees looking to enjoy the best of coastal living. **To arrange your viewing, please contact LHB Estate Agents on 01903 323455.**







**Total Approx. Floor Area 957 ft<sup>2</sup> ... 88.9 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 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

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