



42 Chaucer Avenue, Rustington – BN16 2PG

£330,000 Freehold

West facing rear garden with patio and lawn, plus garage accessed via service lane • Modern refitted shower room and built in wardrobes to the main bedroom • Bright lounge with bay window and feature fireplace • Within walking distance of Rustington village centre, seafront and transport links • Chain free two bedroom semi detached bungalow, in a quiet residential location



Located in a quiet and well regarded residential road, this charming two bedroom semi detached bungalow is within comfortable walking distance of Rustington village centre, the seafront and local transport links. Offered to the market chain free, the property presents an excellent opportunity for those looking to downsize or secure a home in this highly desirable coastal setting.

The accommodation is well balanced and filled with natural light. To the front of the property is a welcoming lounge, featuring a large bay window and an attractive fireplace, creating a bright yet cosy living space. The kitchen is positioned to the rear of the home, overlooking the west facing garden and benefiting from direct access outside. This layout works particularly well for everyday living and makes the most of the afternoon and evening sun. The bathroom has been refitted by the current owners and now offers a modern shower room designed for ease and convenience. The main bedroom is a generous double room with built in wardrobes, while the second bedroom provides flexibility as a single bedroom, guest room or home office.

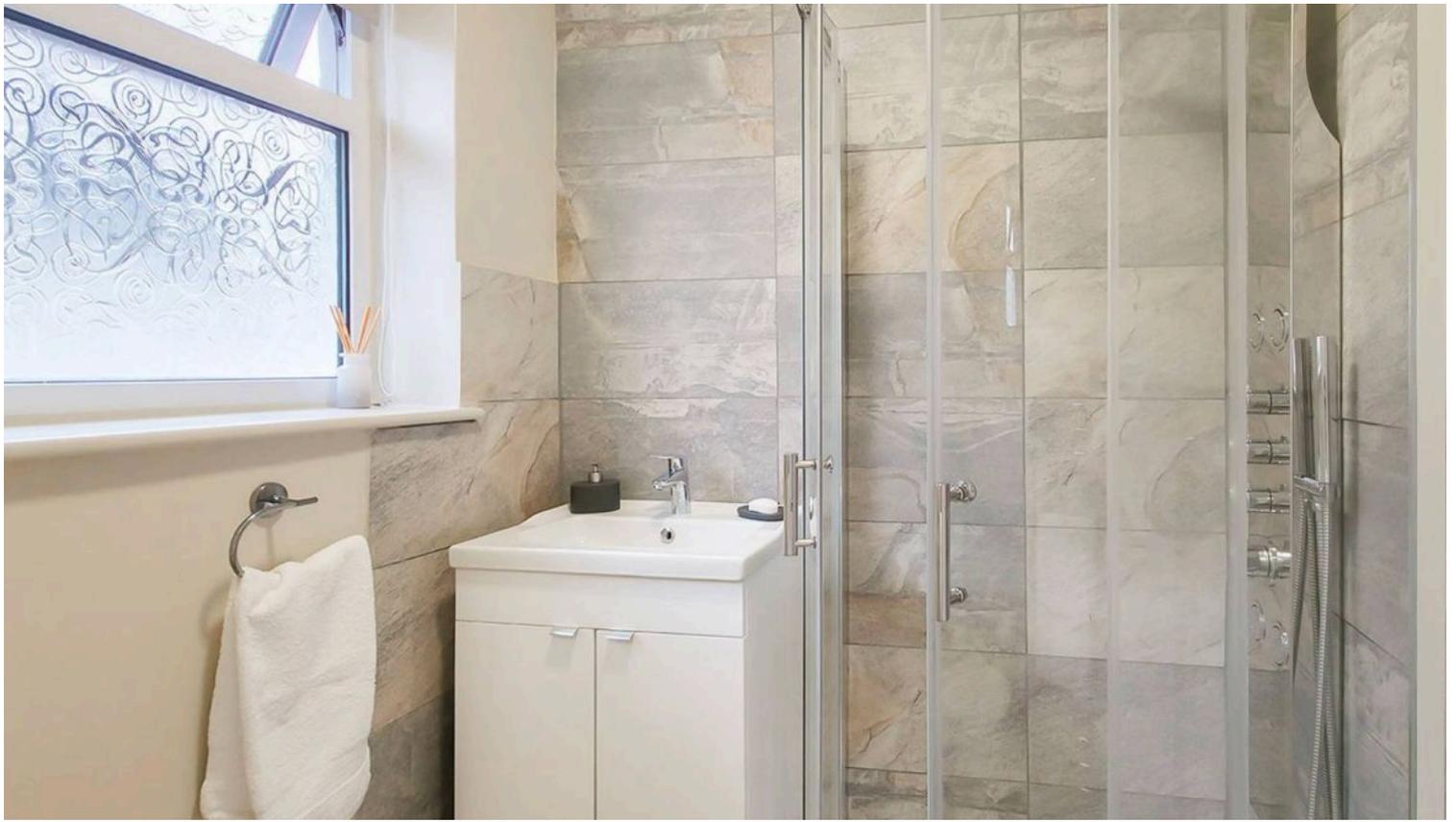
Outside, the west facing rear garden is a real highlight. Enjoying plenty of afternoon and evening sun, it is mainly laid to patio and lawn, offering a pleasant and manageable outdoor space. There is also rear access to a garage, accessed via a service lane behind the property, providing secure parking or valuable additional storage. Chaucer Avenue is a particularly popular location thanks to its proximity to the village shops, cafés and amenities, as well as Rustington's beachfront and convenient bus routes. Homes in this position rarely stay available for long, and viewings are highly recommended.

Council Tax band: C | Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Kitchen
8' 7" x 8' 9" (2.62m x 2.67m)

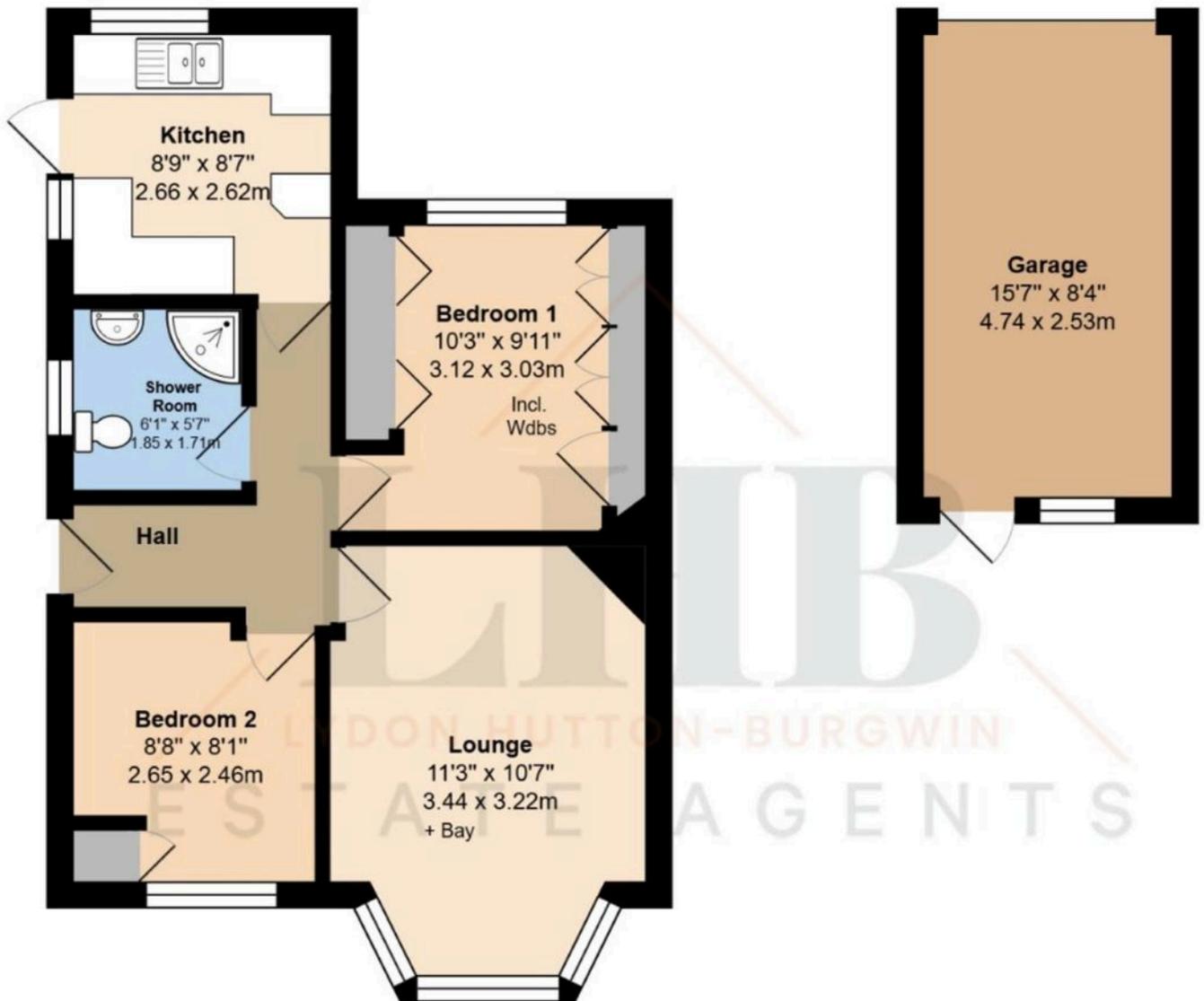
Lounge
11' 3" x 10' 7" (3.43m x 3.23m)

Bedroom 1
32' 10" x 9' 11" (10.00m x 3.02m)

Bedroom 2
8' 8" x 8' 1" (2.64m x 2.46m)

Bathroom





Total Area: 627 ft² ... 58.3 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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