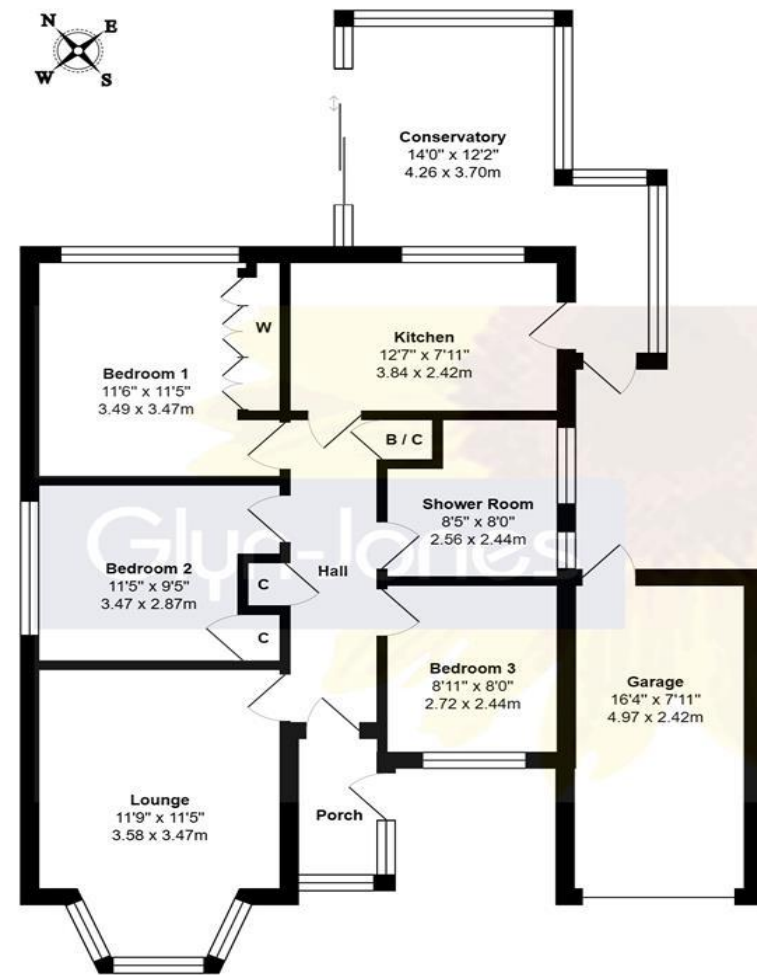


Glyn-Jones

Milton Avenue, Rustington, West Sussex, BN16 2PJ £500,000 Freehold



Total Area: 1081 ft² ... 100.4 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.
Created by 1st Image 2026

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

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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.

Glyn-Jones

Rustington Office
01903 770095
rustington@glyn-jones.com



Pleasantly situated to the south of Rustington, this well-presented detached bungalow offers comfortable living within close proximity to the village centre and picturesque seafront.

Stepping through the entrance porch, you are greeted by a welcoming entrance hall leading to an attractive bay-fronted lounge which is a bright and spacious room set on a favoured south/west aspect. The versatile two/three-bedroom layout includes a generous main bedroom complete with built-in wardrobes, ensuring excellent storage, as well as additional flexible rooms that can be configured to suit your lifestyle, whether for guests, a study, or a dining area. The modern, refitted shower room adds a sleek, contemporary touch to this immaculately maintained home.

The kitchen is thoughtfully fitted with cream shaker-style units and conveniently opens into a large conservatory, creating the ideal space to relax or entertain while taking in views over the rear garden. The enclosed garden is predominantly laid to lawn, complemented by shrub borders, a large paved patio, handy timber shed, and secure gated access to both sides of the property.

A private driveway provides generous parking, leading to a detached garage which boasts both light and power, as well as an electric up-and-over door.

Additional features include gas central heating and double glazing. In addition, the property is being sold with the benefit of no onward chain.

WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

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www.glyn-jones.com

Milton Avenue, Rustington, West Sussex, BN16 2PJ
£500,000



Conveniently located approximately half a mile from the village centre, with most amenities close to hand, including; library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. The seafront offers extensive leisure facilities, including Littlehampton's 'Wave Leisure Centre with swimming pool, Mewsbrook Park and boating lake and the seafront promenade providing a pleasant walk with cafes and amenities along the way. This is an ideal retirement location with everything you need close to hand and many leisure activities available.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger towns of Bognor Regis and Worthing. Notably, Angmering mainline railway station can be found within approximately 2 miles and offers a regular service to London Victoria via Gatwick Airport.



a well-presented detached bungalow favourably situated to the south of the village, offered for sale with no onward chain