





67 Milton Avenue, Rustington - BN16 2PJ

£425,000 Freehold

Chain-free detached bungalow on Milton Avenue, Rustington • Less than a ten-minute walk to the beach and around fifteen minutes' walk to the village shops • Flexible layout with three bedrooms and a lounge, or two bedrooms with a separate lounge and dining room • Gated driveway providing off-road parking • Rear garden with mature planting and direct access from the kitchen

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



Offered for sale chain free, this detached bungalow on Milton Avenue is less than a ten-minute walk from the beach and around a fifteen-minute walk from the shops in Rustington village.

The layout works equally well as a three-bedroom home with a separate lounge or as a two-bedroom bungalow with both a lounge and a dining room. The main bedroom is a double with built-in wardrobes, while the second is a single that would also make an ideal home office or study. The third bedroom is generously sized and works equally well as a dining room. At the rear, the kitchen opens directly onto a pretty garden with mature planting. The bathroom is fitted with a bath, and the WC is separate. Milton Avenue is a sought-after residential road with a mix of houses and bungalows. The bungalow sits on a well-positioned plot with a gated driveway providing off-road parking at the front.

The area is popular with families and downsizers alike, who can walk to the beach or pop into the village for their everyday shopping. Please contact LHB Estate Agents to arrange a viewing and speak with one of our local experts about what you're looking for and how this bungalow could suit you.

Council Tax band: D

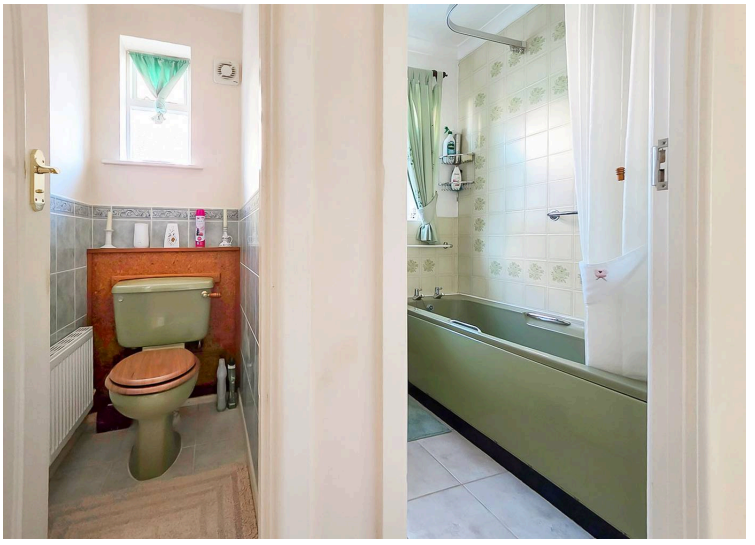
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

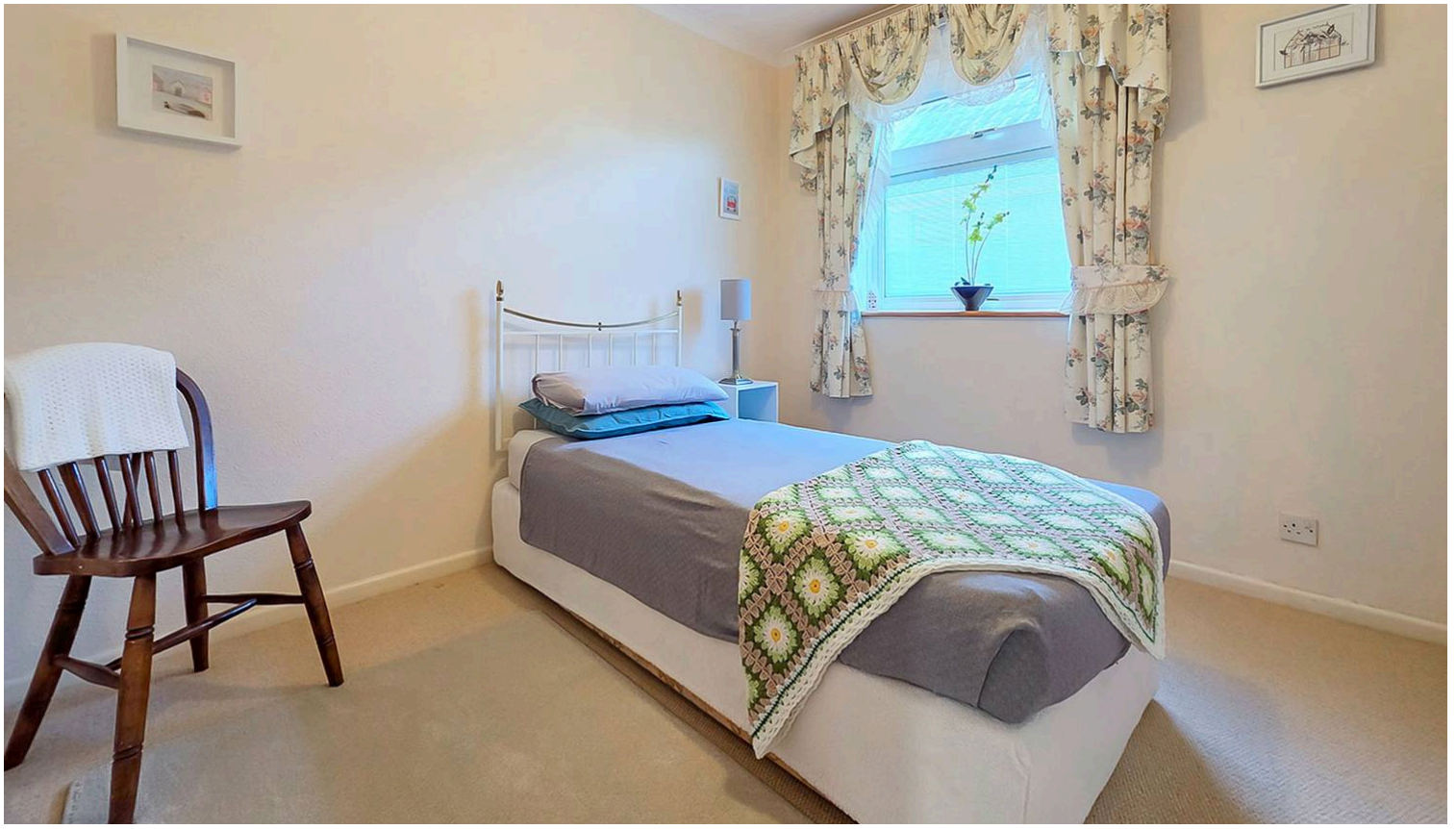












Lounge
16' 8" x 11' 10" (5.07m x 3.60m)

Kitchen
11' 7" x 9' 6" (3.52m x 2.90m)

Bedroom 1
12' 0" x 8' 8" (3.65m x 2.64m)

Bedroom 2
9' 6" x 9' 2" (2.90m x 2.79m)

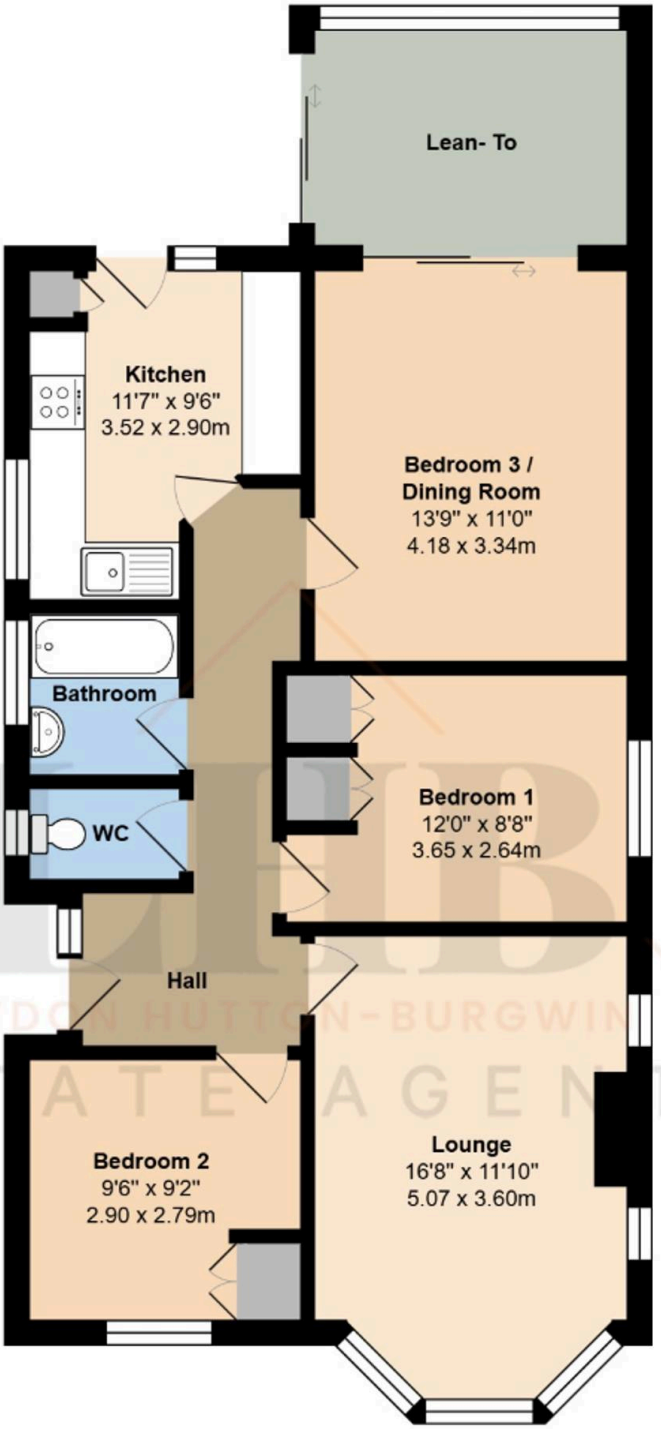
Bedroom 3 / Dining Room
13' 9" x 10' 11" (4.18m x 3.34m)











Total Area: 689 ft² ... 64.0 m² (Excluding Lean-To)

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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