



Tenure: Freehold

Energy Efficient Rating: D63

Council Tax Band: E



Rustington Office
01903 770095
rustington@glyn-jones.com

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.

**7 Walnut Avenue, Rustington,
West Sussex, BN16 3NY**
£625,000 - Freehold

Glyn-Jones



An attractive and spacious flint-elevated detached bungalow situated in a popular cul-de-sac close to the centre of Rustington village. The property is presented in good, clean decorative order yet offers some scope for improvement. It will also be sold with no forward chain.

The property boasts a 27'1 triple aspect lounge / diner with bay window and patio doors leading out to the garden, three spacious bedrooms, kitchen with access to the garden, bathroom/w.c with shower cubicle and a separate w.c.

Externally and being a key feature is a detached double garage with electric up-and-over door with a double width block-paved driveway in front. Externally to the rear is a larger than average garden which has a stunning orange chestnut tree.



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



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“No forward chain”

Walnut Avenue is a quiet residential road close to Rustington's thriving village centre. Most amenities are close to hand, including library, churches and Westcourt medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants. Rustington seafront, Mewsbrook Park and the ‘Wave’ swimming and leisure centre can be found within 1.25 miles.

There is a very frequent bus service close by, with the 701-bus providing a route along the coastline from Littlehampton to Worthing and Lancing, with regular stops along the way. Angmering mainline railway station (approx. 1.5 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

