



3 Willow Avenue, Rustington BN16 2AE

£625,000 - Freehold



Total Area: 1181 ft² ... 109.7 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.

TENURE - Freehold

Council Tax Band: E
Energy Performance Rating:

AGENT'S 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.

WITH OVER...



**Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com**



- Detached Bungalow
- Two Double Bedrooms (1 x En Suite)
- Kitchen
- South Facing Rear Garden
- Located in Popular Ruston Park
- NO ONWARD CHAIN
- Spacious Lounge/Dining Room
- Modern Fitted Shower Room
- Integral Garage & Off-road Parking
- EER: TBC

Pleasantly situated within the highly regarded Ruston Park is this attractive detached bungalow, which we are now delighted to offer for sale with the notable benefit of NO FORWARD CHAIN.

Briefly described, the spacious accommodation comprises; two double bedrooms, the larger of which benefits from an en suite shower room; a generous dual aspect lounge/dining room; fitted kitchen; conservatory; and an independent shower room with modern suite.

A particular feature of the property is its SOUTH FACING REAR GARDEN: laid to a combination of shingle and paving, as well as boasting an array of well-stocked borders and beds.

Additional attributes include an integral garage with electric 'up & over' door; a sweeping block paved driveway enabling off-road parking; gas central heating; 'Georgian' style double glazing; and a sizeable loft space with fitted ladder.

Ruston Park is conveniently situated for access to Rustington's picturesque seafront/greensward (approx. 0.5 miles), together with its comprehensive village centre that encompasses a vast range of shops, cafes, and restaurants (approx. 1-mile).

Many other useful amenities, including two doctor's surgeries, Station Parade shops, and 'Georgian Gardens CP school, can be found within an approximate 0.5-mile radius, whilst public transport connections are also located nearby, with several bus routes operating along Station Road, plus Anering railway station, which is situated within 0.75 miles.

Rustington is centrally positioned 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 neighbouring towns of Bognor Regis and Worthing.



COMPANY REVIEWS

At an Average rating of
4.9/5 

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4.9/5 



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Jemima Cottage, 3 Willow Avenue, Rustington, West Sussex, BN16 2AE

